

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

MEETING OF THE BOARD OF DIRECTORS

Date: June 14, 2010

Time: 6:30 pm

Location: CMHOA Clubhouse, 6007 Mt Bonnell Rd, Austin, TX, 78731

1. CALL TO ORDER. Present at the meeting were: Directors Mr. Schley, Mr. Harrison, Mr. Grant; Mr. Dully and Mr. Oppenheimer; Manager Jesse Chargualaf; and homeowner Mr. Gordon Granger.

2. MEMBER FORUM.

No member in attendance proposed an issue of general discussion for the member forum.

3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS' MEETING OF May 10, 2010.

Mr. Grant moved that the draft minutes of the May 10, 2010 meeting of the Directors be approved with certain changes; seconded by Mr. Harrison; the motion was unanimously adopted.

4. FINANCIAL REPORT

- a. May 2010 Financial Statements. Reviewed. The Treasurer noted the Association's financial results were consistent with the budget and there were no other items in the May 2010 financials that required discussion or comment. Discussed was whether the budget for the remainder of 2010 should be modified for any items of expense given the experience to date. It was decided that it would be premature to make any modification at this time, but that the situation would be monitored and that modification would be made as warranted based on further experience.
- b. Review delinquent accounts. Reviewed. The Manager indicated that the \$9,240 total amount reported by the Association's Bookkeeper as of the end of May is actually \$2,494 as of June 11. No additional accounts were identified that required referral for collection.
- c. 2009 Audit. The Manager reported that the materials requested by Bounds Chatelain & Pharr to conduct the audit had been provided to Mr. Bounds.

5. MANAGER'S REPORT: Reviewed: Other than the matters included in the report that are addressed in Items c. under 4. Financial Report and items b. through e. under 6. Old Business, the Directors did not note any matters in the Manager's report that required further action.

6. OLD BUSINESS

- a. Pending enforcement matter involving 4401 Jessamine Hollow: Discussed in Executive Session: Mr. Grant will contact the Association's attorneys with respect to the matters discussed by the Directors.

- b. Update on 5918 Northwest Place condition of property: The matter was reviewed with the homeowner focusing on the extent of progress with the repair work through the end of May. The homeowner indicated that subject to inclement weather, he expected to be able to complete the work by June 30. The Directors agreed to monitor the homeowner's progress, and consider what further steps to achieve compliance might be warranted based on the level of progress made by the homeowner as of June 30, 2010.
- c. Entrance signs to Association area: The Manager circulated sign proposals prepared by North Loop Signs. Motion by Mr. Oppenheimer that the Association purchase five new signs for the public street entrances (with the fifth sign contingent on the homeowner owning the undeveloped lot at the Westslope Drive entrance approving the sign to be placed on that lot) based on the estimate provided by North Loop Signs of \$1100 per sign, with the large Cat in profile but excluding the establishment date, and including additional costs for installation; seconded by Mr. Harrison; the motion was unanimously adopted. The motion also included acquisition of "No Solicitation" signs for the 19 Association private streets at \$35 per sign. Mr. Oppenheimer offered to contact the owner of the unimproved lot at the Westslope Drive entrance to obtain approval to install one of the entrance signs on the lot.
- d. Landscaping of area in Lantana Hollow that suffered erosion in the fall of 2009: The Manager reported that in accordance with the authorization granted at the May 10, 2010 Directors' meeting, Proscape, the Association's Landscape contractor, had installed 9 Nandinas and 15 Primrose Jasmines in the area to replace the San Augustine grass that had been destroyed by the deer and to address the erosion problem.
- e. Pool umbrellas: The Manager reported that he had bought two umbrellas for placement on the pool deck in accordance with the Directors' prior authorization.

7. NEW BUSINESS

- a. No new business was discussed.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee. No report.
- b. Communication Committee. No report.
- c. Social Activities Committee. The date of the Association Summer Get-to-Gether was discussed and decided that it should be scheduled for Sunday, August 22 or 29.
- d. Welcome Committee. No report.
- e. Reserve Committee. No report.

9. NEXT MEETING – July 10, 2010

10. ADJOURNMENT. Meeting adjourned at 8:24 pm.