

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

MEETING OF THE BOARD OF DIRECTORS

Date: July 12, 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; and Manager Jesse Chargualaf.

2. MEMBER FORUM.

No member was in attendance to propose an issue of general discussion for the member forum.

3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS' MEETING OF June 14, 2010.

Mr. Grant moved that the draft minutes of the June 14, 2010 meeting of the Directors be approved with certain changes; seconded by Mr. Dully; the motion was unanimously adopted.

4. FINANCIAL REPORT

- a. June 2010 Financial Statements. Reviewed. The Treasurer noted that the Association's financial results through June 2010 were consistent with the budget and there were no items in the June 2010 financials that required discussion or comment.
- b. Review delinquent accounts. Reviewed. The Manager indicated that the \$8,947 total amount reported as of the end of June by the Association's Bookkeeper is actually \$2,947 based on collections as of July 9. No additional accounts were identified that required referral for collection.
- c. 2009 Audit. The Manager circulated a progress report prepared by Mr. Bounds. The auditors are still looking into some items and have not received an audit letter from one of the law firms. The auditors will prepare a list of open items and provide the list to the President.

5. MANAGER'S REPORT: Reviewed: Other than the matters included in the report that are addressed in Items c. and d. under 6. Old Business, the Directors did not note any matters in the Manager's report that required further action. Consistent with the existing policy of the Association, the Directors authorized the Manager to arrange with the homeowners at 6101 Mtn. Villa Cove for trimming of trees in the adjacent common area by the Association's contractor with the homeowners reimbursing for the work performed.

6. OLD BUSINESS

- a. Pending enforcement matter involving 4401 Jessamine Hollow: Discussed in Executive Session. The subsequent action items will be addressed at the annual legal review with Armbrust & Brown described in Item a. under 7. New Business.
- b. Update on 5918 Northwest Place condition of property: The Manager reported that as of the end of June, the repair work was substantially (approximately 80%) completed. Mr. Grant offered to periodically contact the homeowner as to completion of the remaining repairs to be done.
- c. Entrance signs to Association area: Motion by Mr. Oppenheimer that, since the owner of the undeveloped lot at the Westslope Drive entrance had declined to allow the fifth sign there, the Association purchase four new signs for the public street entrances based on the North Loop Signs invoice dated June 17, 2010, with the large Cat in profile, including costs for installation; seconded by Mr. Harrison; the motion was unanimously adopted.

In addition the Manager was directed to move the test "Private Property – No Soliciting" sign from the intersection of Mtn. Villa Cove and Mtn. Villa Circle to the intersection of Mtn. Villa Circle and Mtn. Villa Drive.

- d. Landscaping of common areas: The Manager reported that he had reseeded with Bermuda grass portions of the common areas of Mtn. Villa Cove, Twin Ledge Circle, and Lantana Cove, and that he intended to reseed the area on the southeast side of the Mtn. Villa Drive and Mt. Bonnell Road intersection. He also reported that Ms. Lockhart had replanted the area outside of the Clubhouse adjacent to the center stone column.

7. NEW BUSINESS

- a. Annual Legal review: The President reported that the annual legal review was scheduled with Mr. Bob Burton of Armbrust & Brown for July 23, 2010, at 10:30 a.m. A discussion of matters to be addressed followed. The President will circulate for review a list of points prior to the meeting with Mr. Burton.
- b. Newsletter Provider: The President reported that he had been in contact with Ms. Teresa Rose of N2 Publications who had enquired as to being the publisher of the newsletter. The Chairman of the Communication Committee met with Ms. Rose to discuss the arrangement further.
- c. Document Retention Policy: The Directors discussed the preparation of a written document retention policy. Mr. Grant offered to prepare a draft for review by the Directors at a subsequent meeting.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee. The Committee considered a homeowner's complaint that an alteration had been made at 5920 Westslope Drive which deviated from the plans previously approved by the ECC. The Committee decided that the modifications were consistent with the Architectural Guidelines and the policy considerations underlying the guidelines and approved the modification from the prior plans.

- b. Communication Committee. See Item b. under 7. New Business.
- c. Social Activities Committee. No report.
- d. Welcome Committee. No report. The Manager reported that he had provided the names and address of some new owners to the Committee and the Committee Chair had requested some welcome items from him.
- e. Reserve Committee. No report.

9. NEXT MEETING – August 9, 2010

10. ADJOURNMENT. Meeting adjourned at 7:34 pm.