

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

MEETING OF THE BOARD OF DIRECTORS

Date: October 11, 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; and Mr. Dully; and Manager Jesse Chargualaf.

2. MEMBER FORUM.

No member was in attendance to propose a matter for the member forum.

3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS' MEETING OF September 13, 2010.

Mr. Grant moved that the draft minutes of the September 13, 2010 meeting of the Directors be approved with certain corrections; seconded by Mr. Dully; the motion was unanimously adopted.

4. FINANCIAL REPORT

- a. September 2010 Financial Statements. Reviewed. The Treasurer noted that the Association's financial results through September 2010 were consistent with the budget. No items requiring discussion by the Directors were identified.
- b. Review delinquent accounts. The Manager indicated that the \$9,632 total amount reported as of the end of September by the Association's Bookkeeper is actually \$5,833 based on collections as of October 8. Discussion followed regarding 10 accounts listed that were three months overdue. The Directors agree to convene a special meeting in two weeks, on October 25, 2010, to consider the affected homeowners' responses to remainder notices recently sent out by the Manager and what action might be appropriate a result of the information available at that time.
- c. 2011 Fee Assessment Level. Mr. Grant discussed an analysis of 2011 revenues and costs which he had circulated to the Directors. Mr. Grant made a motion that the monthly fee for 2011 be increased to \$45 a month from the current \$43 a month, an increase of 4.7%. Mr. Dully proposed an amendment to the motion to condition it on the matter involving 4401 Jessamine Hollow going to trial. With this amendment, the motion was seconded by Mr. Schley and was unanimously adopted.

5. MANAGER'S REPORT: Reviewed:

The Manager reported on a request for reimbursement for tree trimming made by a homeowner adjoining the Common Area adjacent to Mt. Bonnell Cove. The Manager's explained that he had asked the homeowner to contact him when the work needed to be done, which would allow the

Manager to take care of it, the homeowner simply asked a tree service providing tree maintenance to a neighboring property to go ahead and perform the work. Based on this set of circumstances, the Directors agreed that reimbursement would not be in accordance with the Association's policies and practices. The President will so notify the homeowner.

Other than the foregoing matter and the matters included in the Manager's report that are addressed in Items c., d., e., and f. under 6. Old Business, the Directors did not note any matters in the report that required further action.

6. OLD BUSINESS

- a. Pending enforcement matter involving 4401 Jessamine Hollow: Discussed in executive session. Following the executive session, Mr. Grant made a motion that based on the information provided by the Association's attorneys, the Association retain Andy Hollon as the Association's expert witness for the litigation; seconded by Mr. Dully, the motion was unanimously adopted.
- b. Update on 5918 Northwest Place condition of property: Mr. Grant indicated that he and the homeowner had traded telephone calls and that he would continue to attempt to contact the homeowner for a meeting with Mr. Schley, the President, Mr. Dully and himself to discuss the matter and a schedule for completion of the work.
- c. Clubhouse Sign: The Manager reported that he was waiting a bid from North Loop Signs for the new two-sided Clubhouse sign using the new logo.
- d. Stationary and Labels with new logo: Mr. Harrison made a motion that the Association approve the bid for 1000 envelopes and 100 labels with the new logo from North Loop Signs for \$193.18; seconded by Mr. Dully; the motion was unanimously adopted. The Manager was directed to get a bid for stationary with the new logo.
- e. Clubhouse security and access: Mr. Harrison made a motion that the Association approve the bid from North Loop Blvd Avalanche Locksmith for proprietary locks and keys for the Clubhouse; seconded by Mr. Dully; the motion was unanimously adopted.
- f. Removal of dead trees in Common Area: Mr. Harrison made a motion that the Association approve the bid of \$362.64 by Proscape to remove dead trees in portions of the Common Area adjacent to Mtn. Villa Cove and Lantana Hollow; seconded by Mr. Dully, the motion was unanimously adopted.
- g. Trees behind Goldflower Hollow: The Directors discussed a request by two homeowners at Goldflower Hollow for removal of a Hackberry tree in the Common Area behind Goldflower Hollow. In accordance with the policy of the Association to allow trimming of trees in the Common Area where reasonably required to preserve the primary view from adjacent property and the cost is reimbursed to the Association, Mr. Harrison moved that the Association approve the bid by Proscape for \$178.62 to trim the tree subject to the owners agreeing to reimburse the Association for the cost; seconded by Mr. Dully; the motion was unanimously adopted.

7. NEW BUSINESS

- a. Webmaster for the Association website: Mr. Grant moved that the Association retain Alan Brown as webmaster to maintain the Association website for a fee of \$100 a month, with an hourly fee of \$50 an hour to the extent the work exceeds 5 hours a month; seconded by Mr. Dully, the motion was unanimously adopted.
- b. Properties in need of repairs: The Directors discussed certain properties that were in need of repairs. The President will send the owners letters to bring their attention of their responsibility to their neighbors to keep their properties in appropriate repair.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee. No report.
- b. Communication Committee. See Item a. under 7. New Business.
- c. Social Activities Committee. The Directors agreed to hold the Holiday party on Sunday, December 19, 2010.
- d. Welcome Committee. No report.
- e. Reserve Committee. No report.

9. NEXT MEETING – November 8, 2010

10. ADJOURNMENT. Meeting adjourned at 8:00 pm.