

**CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC**

**MEETING OF THE BOARD OF DIRECTORS**

**Date:** January 10, 2011

**Time:** 7:00 pm

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

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1. CALL TO ORDER: 6:22 pm. Present at the meeting were: Directors Mr. Schley, Mr. Harrison, Mr. Oppenheimer, Mr. Dully and Manager Jesse Chargualaf.
2. MEMBER FORUM: n/a
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS' REGULAR MEETING OF DECEMBER 13, 2010

Mr. Dully moved that the draft minutes of the December 13, 2011 regular meeting of the Board of Directors be approved; seconded by Mr. Oppenheimer; the motion was unanimously adopted.

4. FINANCIAL REPORT

- a. December 2010 Financial Statements.

The financial statement present results that continue to be consistent with the budget, and the Directors noted that no items that required discussion.

- b. Review delinquent accounts.

The Directors discussed the delinquent accounts list that the Bookkeeper provided and was updated by the Manager to reflect the amount of \$2,962.00 total in outstanding maintenance assessments.

(1) The Directors reviewed and accepted the payment plan submitted by the homeowner on account number 0227. The plan provided that the homeowner will start paying \$49.00 on January 28, 2011 and \$99.00 beginning February 28, 2011. The homeowner stated he anticipate paying off all outstanding balance by March 2011.

(2) The Directors also reviewed the payment plan of account number 0224 that was received through the Association's legal representative. The payment plan stated that the homeowner will pay the delinquent amount of \$1,411.72 by January 15, 2011 and keep current on the 2011 maintenance assessment of \$45.00 per month.

- c. Review of 2011 Budget.

Reviewed/discussed. The Directors agreed to have a more indepth review of budget at its February 7, 2011 Board meeting.

5. MANAGER'S REPORT

- a. Reviewed and there are no further requirements needed as contained in the report.
- b. Large brush pile by north corner of Mountain Villa Drive and Twin Ledge Circle intersection. The Board asked the Manager regarding when the brush pile will be move. The Manager stated that four homeowners had some tree branches trimmed by Tim Tree Service. Tim Tree Service said that the homeowners did not pay him to haul the trimmings away. The homeowners stated that Tim Tree Service told them he will leave the trimmings by the curb and the City will be picking it up.

The Directors agreed to not take any action whereby the Association will have the brush pile Moved and bill the four homeowners; leave the brush pile at its location and will be removed by City during the large brush pickup at the end of January, 2011.

## 6. OLD BUSINESS

- a. Pending enforcement matter involving 4401 Jessamine Hollow

Discussed. Mr. Schley reported that he took updated photos of the property and provided those to the Association's legal representative.

- b. Preparation for the 2011 Annual Meeting of the Members, approval of President's letter, Agenda, and Ballot/Proxy.

The President's letter and Ballot/Proxy were approved. The Agenda was changed to Include paragraph 3. f. to reflect discussion on the deer issue in Northwest Hills area. The Manager will take the documents for printing, then mailing them to the homeowners.

- c. Update on sign replacements

The Manager did not provide the information in his report. However, the Private Street No Soliciting signs were installed 1/4/11 and 1/5/11 on the Association's private streets.

## 7. NEW BUSINESS

- a. Collection matter involving Account 227.

Discussed earlier during the delinquent portion of the agenda. See item 4. b. (1).

## 8. COMMITTEE REPORTS:

- a. Environmental Control Committee
- b. Communication Committee
- c. Social Activities
- d. Welcome Committee
- e. Reserve Committee

For all committees, there were no items to report.

9. NEXT MEETING – February 7, 2011 – **[Note that is is the first Monday in Feburary and will Provide lead time in advance of the Annual Meeting of the Members on Wednesday, February 16, 2011.]**
10. ADJOURNMENT. Meeting adjourned at 7:06 pm