

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

MEETING OF THE BOARD OF DIRECTORS

Date: February 7, 2011

Time: 6:28 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. Oppenheimer, Mr. Grant, and Mr. Dully; and Manager Jesse Chargualaf.
2. MEMBER FORUM. No member was in attendance, so there was no Member Forum
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS' OF January 10, 2011.

Mr. Grant moved that the draft minutes of the January 10 2011 regular meeting of the Board of Directors be approved; seconded by Mr. Harrison; the motion was unanimously adopted.

4. FINANCIAL REPORT.
 - a. January 2011 Financial Statements: The January 2011 financial statements present results that continue to be consistent with the budget, and the Directors noted no items that required discussion.
 - b. Review delinquent accounts: One delinquent account, Account 227, has entered into a payment plan with the Association's attorneys. The Manager indicated that Account 224 failed to make the Account whole in January 2011 as previously agreed to with the Associations' attorneys. Motion by Mr. Oppenheimer that as a consequence of the non-compliance by Account 224 that steps for non-judicial foreclosure be initiated by the Association's attorneys; seconded by Mr. Grant; the motion was unanimously adopted. The Directors noted that were no remaining accounts, not already in legal collection, that warranted action.
 - c. 2011 Budget: Discussed. Motion by Mr. Oppenheimer that the 2011 Budget as presented to the meeting be approved; seconded by Mr. Grant; the motion was adopted unanimously.

5. MANAGER'S REPORT.

Reviewed. 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.

- b. Preparation for Annual Meeting of the Members: Discussed. Motion by Mr. Oppenheimer that \$400 be authorized for refreshments and food to be served at the Annual Meeting,; seconded by Mr. Schley; the motion was unanimously adopted. The Directors discussed the appointment of an Election Judge for the meeting, and Mr. Harrison was appointed to fill that office by acclamation.

7. NEW BUSINESS

- a. Inquiry by homeowners on Mt. Villa Cove regarding temporary access over Common Area adjacent to property on Mt. Villa Circle: Mr. Oppenheimer reported on the inquiry which was made personally to him and in a letter received by the Manager. The President will provide a letter to the inquiring homeowners explaining the basis and policy considerations behind the grant of temporary access and the commitments made by the Mt. Villa homeowners regarding restoration of the Common Area when the construction of their house is completed. Mr. Grant offered to assist in drafting the letter for the President.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee. The Committee met to review a revised drainage improvement proposal in Jessamine Hollow. The Committee determined that action by it on the revised plan would necessitate the submission of an elevation profile for the proposed improvements. Further action was not taken on the revised plan as a result of the owner's representative withdrawing it.
- b. Communication Committee. No report.
- c. Social/Activities Committee. No report.
- d. Welcome Committee. The Manager reported that the Committee now consists of Ms. Nishi Goel, Ms. Judy Harrison; and Mr. Clyde Prestwood.
- e. Reserve Committee. No report.

9. NEXT MEETING – Special Meeting February 16, 2011, following the Annual Meeting of the Members; next Regular Meeting March 14, 2011;

10. ADJOURNMENT. Meeting adjourned at 7:20 p.m.