

**D R A F T**

**CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC**

**MEETING OF THE BOARD OF DIRECTORS**

**Date:** April 11, 2011

**Time:** 6:30 pm

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

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1. CALL TO ORDER: 6:22 p.m. Present were Mr. Schley, Mr. Harrison, Mr. Dully, Mr. Grant and Mr. Blanchard, and Jesse Chargualaf.
- 2.
2. MEMBER FORUM: Homeowners Mr. & Mrs. Hubbard and Mr. Lloyd
- 3, APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: Regular Meeting of February 7, 2011, Special Meeting of February 16, 2011, and review of Draft Minutes of the Annual Meeting of the Members February 16, 2011

Reviewed by the Board. Mr. Dully moved for approval of the above minutes as were presented, seconded by Mr. Harrison; the motion was adopted unanimously.

4. FINANCIAL REPORT

a. February 2011 Financial Statements

Reviewed. The Treasurer will make minor adjustments in the P & L regarding the \$3,925.62 received from homeowner account 427. The adjustment will be reflected in the March financials for the April Board meeting. Mr. Dully moved to accept the February financials as reported by Mr. Grant and as discussed with the Board; seconded by Mr. Harrison; the motion was adopted unanimously.

Motion by Mr. Grant to adopt a 3% salary increase for the Manager effective January 1, 2011; seconded by Mr. Dully; the motion was unanimously adopted. The Treasurer will inform the Bookkeeper so that this change will be reflected in the April financials.

b. Review delinquent accounts

The Board reviewed the February delinquent list provided by the Bookkeeper and as annotated by the Manager. Discussion was how to treat a bankruptcy homeowner's account, whether to carry it as "inactive", or continue to carry it as an active account and just keep track of its status and amount owed.

5. MANAGER'S REPORT

- a. Number 2 of Manager's report is addressed under New Business.

b. Item number 3 of Manager's report is addressed under New Business.

c. Item 4. a. of Manager's report. The Directors discussed the homeowner's request regarding the Association periodically removing vegetative material in the Common Area at the back of the residences on Twin Valley Drive. The area is from Belvedere Drive northward to 4730 Twin Valley Drive. The Board agreed to have the area clean. The Manager will have the area clean.

## 6. OLD BUSINESS

a. Pending enforcement matter involving 4401 Jessamine Hollow

The Board went into Executive Session after completing other regular items in the agenda. The Directors discussed pending issues in the modified position of the Board. The three (3) Directors working with the Association's legal representative will communicate the the Association's position to finalize the outstanding issues with the 4401 Jessamine Hollow.

b. Follow-up on Mt. Villa Cove homeowners' inquiry regarding status of temporary construction access to common area adjacent to property on Mt. Villa Circle

Discussed was the correspondence from 6115 Mtn Villa Cove homeowner regarding construction access over the Common Area and restoration of the Common Area. The Manager will communicate to the homeowner of 6110 Mtn Villa Circle to determine whether the "construction" was completed and with regard to restoration of the Common Area to its condition before its use as construction access.

## 7. NEW BUSINESS

a. Appointment of members for 2011 Environmental Control, Social/Activities, Communication, Welcome, and Reserve Committees

Shown below are members formally appointed to serve on committees:

1. Environmental Control Committee: Mr. John Evler, Mr. Donald Levin, Mr. Sergio Maggi, Mr. Lee Blanchard. Mr. Blanchard will visit with Mr. Magara to serve as the fifth member of the committee. Mr. Grant is a standby in case Mr. Magara is not able to serve.

2. Social Committee: Ms. Charlene Casillas, Ms. Mescal Evler.

3. Welcome Committee: Ms. Nishi Sarda, Ms. Judith Harrison, and Mr. Clyde Prestwood.

4. Reserve Committee: Mr. Grant and Mr. Joseph.

5. Communication Committee. Mr. Schley is the Committee Chairman. The website is Contracted with Brownwood Strategies, and Mr. Alvin Brown is the Website Manager.

b. Retention of providers of legal and accounting services

Discussed. The Board approved the Termination of Service and Transfers of Files with respect to the Hoffman legal collection account to Robert Burton and his HOA practice group which move to Winsted, P.C. An appropriate letter will be prepared.

- c. Expenditure adjustments given approval of the 2011 budget

Addressed as the second item under Item 4.a. above.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: No report for this meeting.
- b. Communication Committee: No report
- c. Social/Activities Committee: Charlene provided status on the committee's planning for the Easter Egg Hunt. Mr. Blanchard will communicate with Charlene regarding that level of expenditure to be limited to \$200.00 which the Board approved in February.
- d. Welcome Committee: No report
- e. Reserve Committee: Mr. Grant reported that the Association has caught up with scheduled maintenance as listed in the Reserve Study that needs to be done. The Manager will check common properties of the Association and let the Board know of any needing attention.

9. NEXT REGULAR MEETING – April 11, 2011

10. ADJOURNMENT: The regular meeting of the Board adjourned at 7:22 pm and it adjourned its Executive Session at 7:40e pm.