

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

1. CALL TO ORDER: 6:22 p.m. Present were Mr. Schley, Mr. Harrison, Mr. Dully, Mr. Grant and Mr. Blanchard, and Jesse Chargualaf; homeowners Mr. & Mrs. Hubbard and Mr. Lloyd; Ms. Casillas of the Social Committee.
2. MEMBER FORUM: Mr. and Mrs. Hubbard and Mr. Lloyd expressed concerns about the use of temporary construction access across the common area adjacent to 6110 Mtn Villa Circle and asked The Directors to look into the continued use of the access as construction was previously reported as terminating on April 9, 2011.
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: Regular meeting of March 14, 2011 and special meeting of March 31, 2011.

Mr. Grant moved for approval of both minutes with corrections, seconded by Mr. Dully; the motion was adopted unanimously.

4. FINANCIAL REPORT: 2011 Financial Statements

- a. Reviewed. Motion by Mr. Grant to accept the financial statement as discussed, seconded by Mr. Schley, the motion was adopted unanimously. The Manager was instructed to check with the Bookkeeper regarding several transfer and clubhouse rental fees.
- b. Review delinquent accounts. Reviewed. Discussion in regards to previous legal collection firm about the transfer of files for the legal firm to effect foreclosure action.

The Board selected Gregory Cagle of Armbrust and Brown to commence judicial foreclosure on homeowner account number 224. Motion by Mr. Grant to authorize this firm to proceed with judicial foreclosure, seconded by Mr. Blanchard; the motion was adopted unanimously.

5. MANAGER'S REPORT

Item # 1 in regards to estimates from Proscap Landscaping for new plants and clearing of dead trees/brushes.

Mr. Grant moved for approval for Proscap Landscaping to perform the work as provided in the estimates, seconded by Mr. Blanchard; the motion was adopted unanimously.

6. OLD BUSINESS

a. Update on 4401 Jessamine Hollow enforcement matter:

The Board took the matter up in Executive Session. Following the Executive Session, Mr. Grant moved that the Association authorize the deposit of \$8,500.00 in escrow pursuant to the amended Rule 11 Agreement, seconded by Mr. Blanchard; the motion was unanimously adopted.

b. Follow-up to the matter raised by Mt. Villa Cove homeowners' in the Members Forum regarding the status of temporary construction access to the common area adjacent to property on Mt. Villa Circle.

The Manager will contact the homeowners of 6110 Mtn Villa Circle and get information the need for further ingress/egress to the Common Area and obtain a plan for restoration of the Common Area from the 6110 Mtn Villa Circle homeowners. The Directors agreed to meet in a special meeting on April 18, 2011, to further evaluate the states of the matter.

7. NEW BUSINESS

a. Professional Group Networking meeting coordinated by Ms. Teresa Rose, the newsletter editor.

Discussed that a member of the Association need to sponsor the event so that such an event held in the clubhouse will be in accordance with the Association's policies.

b. 6110 Twin Ledge Circle driveway.

The Board discussed the request from the homeowner seeking assistance and advice from the Board in regards to their driveway repaired. The driveway was damaged by a truck using their driveway to deliver material for the contractor repairing several residences on Twin Valley Circle.

Decision: The Manager will draft a letter for the Board president's signature informing the homeowner that the Board does not have authority over disputes between property owners involving private properties and for the homeowner to seek resolution of the matter through their own legal representative.

8. COMMITTEE REPORTS:

a. Environmental Control Committee: Mr. Blanchard reported that the ECC approved one (1) request for replacing the existing California tile to a composition material on 4607 Limestone Circle.

b. Communication Committee: Motion by Mr. Blanchard to spend \$1,100.00 for the necessary software upgrade to the website with the existing website design.

c. Social/Activities Committee: Charlene provided status on the committee's planning for the Easter Egg Hunt on Sunday, April 18, 2011. She also presented several ideas she is working on to enhance interchange with homeowners i.e., landscaping, wild life habitat, etc. She will report further on progress.

d. Welcome Committee: Board read the report from Ms. Harrison on one new homeowner.

e. Reserve Committee: Mr. Grant reported that there is not any outstanding maintenance requirement for 2011 as listed in the Reserve Study. He suggested that Directors may look into areas that may need to be addressed.

9. NEXT REGULAR MEETING – Special Board meeting on April 18, 2011; regular Board meeting on May 9, 2011.

10. ADJOURNMENT: The regular meeting of the Board adjourned at 8:10 pm and it adjourned its Executive Session at 8:20.

