

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC
MEETING OF THE BOARD OF DIRECTORS

Date: July 11, 2011

Time: 6:30 pm

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

1. CALL TO ORDER: 6:37 pm
2. MEMBER FORUM: No member attended the meeting.
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: Regular Meeting June 13, 2011

Reviewed. Mr. Blanchard moved for approval of the minutes, seconded by Mr. Dully, the motion was adopted unanimously.

4. FINANCIAL REPORT:

a. June 2011 Financial Statements

Mr. Grant provided an oral report on the financial statements. the Manager will check with the Bookkeeper on what line item the website expense is recorded.

b. Review delinquent accounts

Reviewed. Mr. Grant moved to refer for legal collections accounts 120, 121, 212, 239, 325; to also refer account 260 if not paid in the next few days; Mr. Blanchard seconded, the motion accepted unanimously.

Regarding account 16, the Manager will notify the homeowner and also send a copy to Ms. Mitchell.

5. MANAGER'S REPORT: Reviewed and the Manager was directed to effect the following:

- a. Wireless problem. The Manager will call at&t and have the problem resolved.
- b. Dog poop signs. The Manager will install the signs and also get suggestion from Mr. Dully on specific locations.

6. OLD BUSINESS:

a. Follow up on the July 31, 2011 Association Summer Social

Ms. Casillas provided handouts and discussed several options on choices of menu and firm to buy the BBQ. The Directors approved the menu provided by Rudy's BBQ. Ms. Casillas will make final coordination with the Manager for buying the other items, i.e. refreshments, etc.

b. Follow up – Dog droppings signage. Covered in 5.b. above during review of the Manager's Report.

c. Common Area adjacent to Northwest Place lots. See Executive session below.

d. 4401 Jessamine Hollow. Mr. Grant provided an oral report on status on ECC's request for a clear modified plan regarding the drainage.

The Manager will provide Mr. Grant a few samples of plans where renderings were made to further clarify a particular plan.

7. NEW BUSINESS:

a. Skidoo/Trailer at 4505 Autumnleaf Hollow. Reviewed. The Manager will draft a letter and provide the draft to Mr. Schley for review and signature.

b. Reform of Texas HOA operation and management. Discussed. Mr. Blanchard moved to cover this in the Executive Session, seconded by Mr. Dully; the motion was accepted unanimously.

c. Cat Mountain Social Group. Social/Activities Committee. Ms. Casillas also provided the Directors a handout on social group proposals she is working on to form. Should a social group form, the Directors approved authorizing the group's use of the clubhouse free of charge, but they would need to coordinate with the Manager to reserve the clubhouse

d. Newsletter. Discussed and Directors agreed to keep the existing format and frequency.

8. COMMITTEE REPORTS:

a. Environmental Control Committee. Mr. Blanchard provided an oral report.

b. Communication Committee. No report except the wireless problem was covered earlier.

c. Social/Activities Committee. Covered by Ms. Casillas earlier in 6.a. and 7. c.

d. Welcome Committee. Ms. Nishi Goel provided her report via email which were provided to the Directors.

e. Reserve Committee. Mr. Grant reported that there is nothing to report.

9. Executive Session

a. Reform of Texas HO operation and management. Discussed and no further action until after Mr. Grant's attendance at the Board of Directors seminar on July 30th regarding recent legislative reform.

b. 5920 NW Place. The Directors agreed to send a letter to the current owner regarding the encroachment based on the survey conducted in 2000. Mr. Schley will write the letter and give it to Jesse for the conveyance to the current owner.

10. NEXT REGULAR MEETING – August 8, 2011

11. ADJOURNMENT. The Directors went into Executive Session at 8:35 pm and adjourned at 8:50 pm.
The regular Board meeting resumed at 8:50 pm and adjourned at 9:00 pm.