

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

MEETING OF THE BOARD OF DIRECTORS

Date: October 10, 2011

Time: 6:30 pm

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

1. CALL TO ORDER: 6:30 p.m. All Directors were present at the meeting, Ms. Casillas of the Social Committee, and Manager Jesse Chargualaf;
2. MEMBER FORUM: N/A
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: Regular Board meeting of September 12, 2011 and Special Board meeting of September 19, 2011.

a. Mr. Grant moved for approval with some minor corrections of the September 12, 2011 regular Board meeting, seconded by Mr. Harrison; the motion was unanimously adopted.

b. Mr. Grant moved for approval with corrections of the September 19, 2011 Special Board meeting, seconded by Mr. Harrison; the motion was unanimously adopted.

4. FINANCIAL REPORT:

a. September 1 2011 Financial Statements

Reviewed. Before reviewing the financial statements, Mr. Grant requested for the Directors to first discuss the Financial Analysis which he provided for the meeting. The Directors discussed as Mr. Grant requested. The financial statement was reviewed. Motion by Mr. Grant to accept the financial statement, seconded by Mr. Harrison; the motion was unanimously adopted.

b. Review of delinquent accounts

Reviewed. The Directors inquired about the status of account 0260 and the Manager reported that the account is still in legal collection.

c. Discussion of Homeowners fees for 2012

Discussed and the President suggested for the Directors to think more on the matter and will again be addressed at the November meeting.

5. MANAGER'S REPORT.

List of Common Area sites to be cleaned. If necessary, this can be considered in connection with item 6.c below.

The Directors agreed to address this matter with 6.c below.

6. OLD BUSINESS

a. Jessamine Hollow.

Directors discussed the issue of the security alarm and the President will consult the Association's legal representative on actions to take.

b. HOA legislation.

Discussed. Mr. Grant will consult with the Association's consul to redo the resolution packet to correct the Secretary's name on the signature lines on the payment plan guideline, the document retention policy, and the records production and copying policy. The Manager was directed to contact the website Manager in regards to implementing a procedure to automate notification to homeowners of the Board meeting agenda of those homeowners who requested it.

c. Follow up on Common Area cleanup, including additional resources and additional funding that may be needed.

Directors discussed the current clean up and the list of other areas suggested by the Manager. The Directors assigned a priority to the four areas and also established that a 30 ft wide buffer from the back of homes into the Common Area will be the amount of space to be cleaned. Mr. Schley moved authorizing the Manager to get bids, seconded by Mr. Harrison, the motion was unanimously adopted.

While on this matter, Mr. Grant moved for approval of the additional \$3,600.00 for the current clean up from Lookout Mountain Drive to the top of Twin Valley Drive, seconded by Mr. Harrison, the motion was unanimously adopted.

7. NEW BUSINESS:

a. Large amounts of debris deposited in Common Area identifiable to a particular homeowner.

Discussed. The Manager will prepare a draft letter for the President that will advise homeowners not to put tree cuttings and yard clippings in the Common Area.

b. Fence in the Common Area adjacent to Lookout Mountain Drive properties.

Discussed. The President reported that the letter regarding a chain-linked fence encroaching into the Common Area was transmitted which requested a particular homeowner to remove the encroachment.

c. Number of occasions when trash containers are visible from the streets.

Discussed. The Manager will include in the news letter a reminder for all homeowners to comply with the provision in the Covenant which requires that garbage/recycle containers be stored so they will not be visible from the street.

8. COMMITTEE REPORTS:

a. Environmental Control Committee: The Chairman of the ECC reported that the ECC will be considering a construction plan for 5908 Northwest Place.

b. Communication Committee: Regarding implementing a procedure on the website for an automated notice to homeowners of the Board meeting agendas, this is covered in 6.c above.

c. Social/Activities Committee: Ms. Casillas briefed the Directors on her on-going planning for the Holiday Social and will be hosting at the clubhouse a group of homeowners whom are interested in forming social groups.

d. Welcome Committee: No report for this meeting.

e. Reserve Committee: Discussed were two streets that may need to be looked over which may need to be repaired.

9. NEXT REGULAR MEETING: November 14, 2001, 6:30 p.m., at the clubhouse.

10. ADJOURNMENT: 8:15 p.m. Mr. Dully moved to adjourn, seconded by Mr. Harrison, the motion was unanimously adopted.

