

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

Date: November 14, 2011

Time: 6:30 pm

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

1. CALL TO ORDER: 6:30 pm. Present at the meeting were Directors Mr. Schley, Mr. Blanchard, Mr. Grant, Mr. Dully, Manager Jesse Chargualaf; and Homeowners Mr. Thomas, Ms. Peters, Mr. Maggie, Mr. Routh, Mr. Jones, and Mr. Patterson.
2. MEMBER FORUM: Mr. Thomas, Ms. Peters, Mr. Maggie, Mr. Routh, Mr. Jones and Mr. Patterson discussed concerns they had regarding the cleanup of the Wilderness designated Common Area adjacent to Twin Valley Drive which removed combustible materials lessen the risk of potential wild fire in that area. The flammability of the spread out shrub type junipers as emphasized in the destructive Bastrop and Steiner Ranch fires was a factor in the cleanup.
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: Regular meeting of October 10, 2011

Mr. Grant moved to approve the minutes of the meeting of October 10, 2011, with minor corrections; seconded by Mr. Harrison; the motion was adopted unanimously.

4. FINANCIAL REPORT:
 - a. October 2011 Financial Statements. Reviewed. Mr. Grant reported on the Statements. Some line items required clarification for the other Directors. Subsequent to clarification, Mr. Grant moved to approve the financial statement for October 2011; seconded by Mr. Harrison; the motion was adopted unanimously.
 - b. Review delinquent accounts. The Directors reviewed the report and determined that no further action was necessary.
 - c. Follow up discussion of homeowners fees for 2012. Discussed. Mr. Grant moved that the Homeowners fees for 2012 be maintained at the rate of \$45.00 per month in effect during 2011; seconded by Mr. Dully; the motion was adopted unanimously.

5. MANAGER'S REPORT:

See matters discussed under Old Business Item 6b. And New Business Item 7a. Below. No other matter in the report required further consideration by the Directors.

6. OLD BUSINESS:

a. Follow up Common Area adjacent to Lookout Mountain lots. The responsible homeowner has been advised that the portion of a chain link fence extending into the Common Area is to be removed. The homeowner has been advised that the matter of a chain link fence installation on his property has not been submitted to the ECC for review and that an application to the ECC is to be made.

b. Follow up on 4401 Jessamine Hollow. The ECC will evaluate the submitted proposal when the ECC meets no later than November 18, 2011.

c. Follow up on HOA legislation. Mr. Grant moved for adoption of the following: Document Retention Policy, Records Production and Copying Policy, and the Payment Plan Guidelines and Payment Schedule prepared by Gregory Cagle; seconded by Mr. Dully, the motion was adopted unanimously.

- Follow up on Common Area cleanup; including additional funding for additional areas.

i. The matters raised during the Member Forum will be reviewed by designated Directors, Mr. Dully and Mr. Harrison to determine what action, if any, may be warranted in connection with the cleanup underway.

ii. Mr. Harrison made a motion to approve the cost estimates for the additional phases of the cleanup work prepared by Proscape Landscaping for Goldflower Hollow, Mt. Bonnell Hollow and Jessamine Hollow (included in the Directors' packet); seconded by Mr. Dully; the motion was adopted by a vote of 4 to 1.

7. NEW BUSINESS:

a. Common Area encroachment adjacent to Twin Valley Drive. The Directors discussed the matter of the homeowner improvement within the Common Area undertaken by the homeowner without ECC approval. The matter will be the subject of consideration by the Directors at a subsequent meeting.

b. Encroachment Analysis. An inventory will be developed of incidents of encroachment into the Common Area by conducting a series of walkabout surveys. The initial segment of the survey will be completed prior to the 2012 Annual Meeting of the Members. Also discussed were possible actions that might be taken on encroachments. This discussion is tabled pending a better understanding of the options available.

c. Tennis courts. Discussed. The Manager will consult with a Villas homeowner having expertise in the maintenance of tennis courts. The homeowner will be requested to obtain a bid on the cost of repairing the cracks on the two courts and evaluate the condition of the fencing which separates the two courts.

d. The Manager was directed to consult with a contractor to evaluate the erosion condition around the pool deck and accompanying sidewalk, and to obtain a cost estimate for resolving the condition.

8. COMMITTEE REPORTS:

a. Environmental Control Committee. Mr. Blanchard briefed the Board on ECC activities since the last Board Meeting.

b. Communication Committee. The Manager briefed the Board on the Automated Notification System for notifying homeowners of the Board meeting Agenda posted on the website.

c. Social/Activities Committee. The Manager informed the Board that the Social Committee Chairperson is still working on the planning for the December 11, 2011 Holiday Social.

d. Welcome Committee. The Board reviewed the written report provided by the Chairperson of the Committee.

e. Reserve Committee. Mr. Grant gave a brief report to the Board.

9. NEXT REGULAR MEETING: December 12, 2011

10. ADJOURNMENT: 9:10 p.m.