

**CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS**

Date: December 12, 2011

Time: 6:30 pm

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

1. CALL TO ORDER: 6:35 P.M. Present at the meeting were: Directors Mr. Schley, Mr. Harrison, Mr. Grant, Mr. Dully, and Mr. Blanchard; and Manager Jesse Chargualaf.
2. MEMBER FORUM: N/A
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS:
 - a. Regular meeting of November 14, 2011. After discussion, Mr. Grant moved that the minutes with corrections proposed by Mr. Dully and Mr. Grant be approved; seconded by Mr. Harrison, the motion was adopted unanimously.
 - b. Special Meeting of November 21, 2011. After discussion, Mr. Grant moved that the minutes with corrections proposed by Mr. Dully be approved; seconded by Mr. Harrison, the motion was adopted unanimously.
 - c. Mr. Dully requested that a draft of the minutes of the prior month's meetings and the agenda for the next meeting be provided for review by the Directors at least a week before the next scheduled regular meeting. After discussion, the Directors agreed that a draft the minutes for the prior month's meetings and of the agenda for the next meeting be provided by the close of business on Tuesday of the week before the next regularly scheduled meeting.
4. FINANCIAL REPORT:
 - a. November 2011 Financial Statements. Reviewed. Mr. Grant provided clarification of certain line items for the other Directors. Subsequent to clarification, Mr. Grant moved to approve the financial statement for November 2011; seconded by Mr. Harrison, the motion was adopted unanimously.
 - b. Review delinquent accounts. The Directors reviewed the report of delinquent accounts and determined that no further action necessary.

5. MANAGER'S REPORT:

See the matters discussed under Old Business Items 6.a, 6.c, 6.d, and 6.e.

The only other matter in the Manager's Report requiring action by the Directors was the proposal by Proscap, the Association's landscaping contractor, to provide new plants for the bed by the center column of the Clubhouse and river rock and new plants for the flower bed

near the Clubhouse entrance sign. Motion by Mr. Grant to approve the proposal; second by Mr. Dully; the motion was unanimously adopted.

6. OLD BUSINESS:

- a. Encroachment Analysis. The Directors deferred any action until after consideration of the options available.
- b. Follow up on HOA legislation. The Secretary will sign and have notarized the resolutions approved at the November 14, 2011 meeting adopting: the Document Retention Policy, the Records Production and Copying Policy, and the Payment Plan Guidelines and Payments Schedule. After signature and notarization, the Secretary will provide the resolutions to Mr. Grant who will arrange to have them recorded with the Travis County Clerk's office and returned to Mr. Cagle.
- c. Tennis Court Repair. Estimates from Dobbs tennis were reviewed by the Directors. Following discussion, Mr. Dully agreed to arrange for additional estimates to be obtained by at least one other vendor.
- d. Erosion adjacent to the Swimming Pool Foundation and Sidewalk. The Manager will attempt to obtain information for review at the January meeting.
- e. Common Area Adjacent to Twin Valley Drive. In connection with the retaining walls and associated modifications observed by the Directors during inspection of the area adjacent to Twin Valley Drive in November, Mr. Grant will contact the Association's counsel regarding options available to the Association to address the matter.

7. NEW BUSINESS:

- a. 2012 Annual Meeting of the Membership. Motion by Mr. Harrison that the Annual Meeting of the Members be held on Wednesday, February 22, 2012; seconded by Mr. Dully; the motion was unanimously adopted. The President will mail a letter soliciting candidates for the three Directors' positions to be filed at the meeting with a response date by interested persons of January 3.
- b. 2012 Budget. Discussed, the Treasurer will provide at the January 9, 2012 meeting a draft budget that reflects the year-end 2011 results.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee. Mr. Blanchard briefed the Board on ECC activities since the last Board Meeting.
- b. Communication Committee. Discussion of the performance of the Automated Notification System for notifying homeowners of the Board meeting Agenda posted on the website.

- c. Social/Activities Committee. The Manager discussed the activities undertaken by the Social Committee Chairperson in preparation for the December 11, 2011 Holiday Social.
 - d. Welcome Committee. No Report.
 - e. Reserve Committee. See Old Business Items 6c. and 6d. above.
9. NEXT REGULAR MEETING: January 9, 2012.
10. ADJOURNMENT: 8:15 p.m.