

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

Date: January 9, 2012

Time: 6:30 pm

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

1. CALL TO ORDER: 6:30 PM. Present were Directors Mr. Schley, Mr. Dully, Mr. Harrison, and Mr. Grant; homeowners Mr. Eichenbaum, Mr. Alleman and Mr. Harter; and Manager Chargualaf. Mr. Blanchard was not available for the meeting, but gave his proxy to Mr. Dully. Part way through the meeting, Mr. Harrison left the meeting and gave his proxy to Mr. Dully.

2. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS' REGULAR MEETING OF DECEMBER 12, 2011.

Reviewed. The Manager was directed to redraft the minutes and send it to the Directors for another review and final approval. The Manager will also include the minutes of the December 19, 2011 Special Board Meeting.

3. FINANCIAL REPORT:

a. December 2011 Financial Statement. Reviewed. The Manager was directed to get the 2010 and 2011 insurance cost and present the information to the Directors.

b. Review Delinquent Accounts. None were over 90 days in arrears. No further action required.

c. 2012 Budget. The Directors reviewed line items on the budget handout provided by Mr. Grant. Adjustments were suggested and a final version will be provided for the February 13, 2011 Board meeting.

4. MANAGER'S REPORT:

Board approval of the \$80.00 Proscap estimate for removing a large tree limb that broke off from the Arizona Ash tree on the Common Area at Lantana Hollow.

Mr. Grant moved for approval, seconded by Mr. Dully; the motion was adopted unanimously.

5. OLD BUSINESS

a. Preparation for the 2012 Annual Meeting of the Members, approval of President's Letter, Agenda, the information regarding the effect of legislation enacted during 2011 on the CMHOA Bylaws, and the Ballot/Proxy.

b. President's Letter. Minor changes were suggested and a final draft will be sent to the Directors for their review and decision.

ii. Agenda. The 2012 Annual Meeting Agenda was accepted as presented and reviewed at the meeting.

iii. Ballot/Proxy. The Ballot/Proxy in the Directors' packet was discussed. The version presented was accepted and will be the Ballot/Proxy mailed to homeowners as part of the Annual Meeting of the Membership on February 22, 2012.

iv. Information on Legislation Enacted in 2011. The Directors approved the information on the Legislation affecting HOA's as presented at the meeting for inclusion in the material provided to the CMHOA members.

v. Election Marshall. The Board discussed the need for someone to be the Monitor at the Annual Meeting in regards to the election of Directors. As he is not currently running for the Board of Directors, Mr. Schley will be available to assist Mr. Dully with the Election Marshal duties.

b. Update on progress to address potential wildfire concern in the Common Area. Mr. Dully briefed the other Directors on the status of the ongoing cleanup.

c. Update on Addressing Tennis Court Repair. The Directors discussed this matter at the start of the meeting with Mr. Eichenbaum who is taking the lead to advise the Board on the technical aspects of the tennis courts. The proposals from Dobbs Tennis Courts, Inc. and Patriot Court Systems were discussed. The Board will continue addressing this matter at its regular meeting on February 6, 2012.

d. Update on addressing erosion around pool foundation and sidewalk.

Awaiting contractor information; scheduled for presentation at the next Board meeting.

6. NEW BUSINESS:

a. A complaint was discussed related to an incident of illegal parking at 4512 Autumnleaf Hollow.

The Manager was directed to check with the City regarding size of commercial vehicle that is allowed to be parked on private streets in a residential neighborhood.

7. COMMITTEE REPORTS:

a. Environmental Control Committee. The Directors reviewed a report that the Committee has three matters pending which will be addressed at the Committee's meeting on February 16, 2012.

b. Communications Committee. The Manager provided a brief report that the Website Manager will be making some adjustments on the information posted on the site.

c. Social Committee. No report for this meeting.

d. Welcome Committee. No report for this meeting.

e. Reserve Committee. Mr. Grant briefed the other Directors and discussed future capital expenditure that is needed for two of the Association's private streets.

8. NEXT REGULAR MEETING: February 6, 2012 – (Note that this is the first Monday in February and provides sufficient time to prepare for the Annual Meeting of the Members on Wednesday, February 22, 2012); NEXT SPECIAL MEETING – February 22, 2012 – after the Annual Meeting of the Membership.

9. ADJOURNMENT: 8:15 PM