

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

EMERGENCY SPECIAL MEETING OF THE BOARD OF DIRECTORS

Date: February 28, 2012

Time: 6:37 pm

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

1. CALL TO ORDER. Present at the meeting were: Directors Mr. Harter, Mr. Grant, Mr. Dully, and Mr. Blanchard; homeowner Chuck McCullough; and Manager Jesse Chargualaf.
2. Proposed Estate Sale at 6101 Mtn. Villa Cove
 - a. The Directors discussed the conditions under which an estate sale could be conducted at 6101 Mt. Villa Cove. The sale is to be conducted by a third party, Leftovers Austin, which has advertised the sale on a commercial website. As of the time of the meeting, the location of the sale had not yet been posted on the website, but Leftovers Austin had indicated that the sale would be at a location within Cat Mountain Villas and would take place March 2, 3 and 4. Leftovers Austin purported to maintain an email list of 2,500 names to which it will provide notice of the location of the sale and indicated that it would post details regarding the sale on its website closer to the time of the sale. There were also indications that Leftovers Austin might have an intention to use the location to sell items delivered to it from other locations than 6101 Mtn. Villa Cove.
 - b. The Directors discussed concerns about the potential disruption to the properties neighboring Mtn. Villa Cove, Mtn. Villa Circle, Lime Stone Circle, and Lantana Hollow due to the potential number of persons who might try to access the location of the sale in light of the narrowness of Mtn. Villa Circle and Mtn. Villa Cove, which must be traversed in both directions to enter and exit the location, and the limited number of parking spaces in the vicinity of 6101 Mtn. Villa Cove.
 - c. Motion by Mr. Grant that the person intending to hold the estate sale must agree to retain two off-duty City of Austin policemen or Travis County Constables, to be posted one at the top of Mtn. Villa Cove and the other at the intersection of Mtn. Villa Circle and Mt. Villa Drive from one hour each day before the event began to its conclusion, to monitor traffic into Mtn. Villa Circle and limit the number of cars entrancing Mt. Villa Circle to go to the sale to nine cars at any time; the motion was seconded by Mr. Dully; the motion was unanimously adopted.
 - b. The President will prepare an appropriate letter which will be delivered to the owner of 6101 Mtn. Villa Cove and to the current resident at that location. The letter will require a positive response by noon on Wednesday, February 29, or the sale will not be permitted to proceed.
3. NEXT MEETING – March 12, 2012.

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6. ADJOURNMENT. 7:03 pm.