

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

MEETING OF THE BOARD OF DIRECTORS

Date: March 12, 2012

Time: 6:30 pm

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

1. CALL TO ORDER: 6:23 p.m. Present at the meeting: Directors Mr. Dully, Mr. Harrison, Mr. Blanchard, and Mr. Grant; Mr. Ben Brooks of Patriot Court Systems, and Manager Jesse Chargualaf.
2. MEMBER FORUM: N/A
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: Regular Meeting February 6, 2012, Special Meetings February 22 and February 28, 2012. Review of Draft Minutes of the Annual Meeting of the Members February 22, 2012

a. Regular Meeting February 6, 2012: Mr. Blanchard moved to approve the minutes, seconded by Mr. Harrison; the motion was adopted unanimously.

b. Annual Meeting of the Membership February 22, 2012: Reviewed. Mr. Blanchard moved to hold further review of this minutes until Mr. Grant is available as he will be arriving late.

Review of the minutes was resumed upon Mr. Grant's arrival at the meeting. Mr. Grant advised the other Directors that this minutes will remain in draft form for approval of the membership at the 2013 Annual Meeting of the Membership.

c. Special Meeting of the Board of Directors February 22, 2012. Mr. Harrison moved to approve the minutes, seconded by Mr. Blanchard; the motion was adopted unanimously.

d. Emergency Special Meeting of the Board of Directors February 28, 2012. Mr. Blanchard moved to approve the minutes, seconded by Mr. Harrison; the motion was adopted unanimously.

4. FINANCIAL REPORT

a. February 2012 financial statements: Reviewed. Mr. Grant inquired about the landscape expense entry of \$5,141.93 that this amount indicated a double billing whereby the regular monthly landscaping service should only be \$2,570. The Manager explained that he was late in paying one month and therefore two payments were made.

b. Review delinquent accounts: Reviewed. No further action required except to notify homeowners whose accounts are \$90.00 delinquent.

c. Update on audit of the 2011 financial statements: The Manager reported that Mr. Bounds from the CPA firm and the Association's Bookkeeper are in contact. Mr. Bounds will send a list of financial documents to the Bookkeeper that he will need to conduct the audit. The Bookkeeper provided the financial documents on March 13 and Mr. Bounds indicated that he will start the audit as soon as he received the financial documents.

5. MANAGER'S REPORT

Item 5. c. regarding a contractor who is doing work at 4623 Twin Valley Drive and is creating an unsafe situation by parking on the blind curve on Twin Valley Drive.

The Manager will write a letter to the homeowner for the homeowner to inform her contractor to park his vehicle in her driveway.

6. OLD BUSINESS

a. Update on addressing potential wildfire concern in the Common Area. Ratify proposals by Proscap for additional areas. Mr. Grant moved to ratify the Board's email approval of the \$20,541.52 proposal for Hickory Hollow, Balsam Hollow (no charge), Mt. Bonnell Rd (adjacent to 5923 Mt. Bonnell Road), and Lantana Hollow; seconded by Mr. Dully and the motion was adopted unanimously.

Mr. Dully briefed the Board that all contracted areas were completed by Proscap and him and Mr. Harrison will be doing their walkabout for a final inspection.

b. Update on tennis court repair.

Mr. Ben Brooks of Patriot Court System attended the meeting and gave a detail briefing on the three options of repairing the court. The Board agreed on the following:

(1) The Board agreed that the existing green surface color will be changed to the U.S. Open Blue.

(2) The Board also agreed that the initial proposal of December 20, 2012 need to be modified to include suggested changes (i.e. noise abatement materials, relocation of the backboard, double gear ratchet, and straightening the center posts dividing the two courts). Mr. Ben Brooks will be sending the modified proposal so the Board can review it before the next Board meeting.

c. Update on addressing erosion around pool foundation and sidewalk. Ratify addition to Proscap proposal. Mr. Grant moved to ratify the Board's email approval on the additional \$211.09 to the initial proposal of \$990.49 making the total \$1,201.58, seconded by Mr. Dully; the motion was adopted unanimously.

d. Plantings at Clubhouse. Ratify Proscap proposal. Discussed and no further action needed since this was a completed action in December 2011.

e. Update and possible action on management of the website. The Manager informed the Board that Mr. Brown is still the website manager with Mr. Schley volunteering to oversee the website. A new representative from the Association to oversee the website is needed since Mr. Schley, the previous overseer, is not on the Board anymore. Also discussed is that Mr. Harter is still working on finding a website manager.

f. Update on Common Area encroachment survey. Mr. Dully briefed the Board that he will complete this as part of his walk-about of the Common Area cleanup inspection.

7. NEW BUSINESS

a. Appointment of members for 2012 Environmental Control, Social/Activities, Communication, Welcome, and Reserve Committees.

(1) Mr. Dully moved to ratify the February 22, 2012 Board's appointment of the Environmental Control Committee (ECC) members, seconded by Mr. Harrison; the motion was adopted unanimously.

The ECC members are: Mr. Blanchard as chairman, Ms. Angela Clark, Ms. Diana Medina, Mr. Ed Gardner, and Mr. John Wolfe.

(2) Social Committee. Mr. Grant moved to appoint Ms. Charlene Casillas, seconded by Mr. Harter; the motion was adopted unanimously.

(3) Communications Committee. Mr. Grant moved to appoint Ms. Teresa Rose and Mr. Bryan Harter, seconded by Mr. Harrison; the motion was adopted unanimously.

(4) Welcome Committee. Mr. Dully moved to appoint Ms. Nishi Sarda and Ms. Judith Harrison, seconded by Mr. Grant; the motion was adopted unanimously.

b. Retention of providers of legal and accounting services.

(1) Mr. Grant moved to continue retaining Mr. Cagle for collection matters and Mr. Hobbs of Armbrust & Brown for common matters, seconded by Mr. Blanchard; the motion was adopted unanimously.

(2) Accounting. Mr. Grant moved to continue retaining Ms. Millie Brown as the Association's Bookkeeper, seconded by Mr. Blanchard; the motion was adopted unanimously.

c. Discussion of and ratify modified actions taken in connection with the estate sale at 6101 Mtn. Villa Cove. Discussion that after the actions taken by the Board at its special meeting of February 28, 2012, the organizer of the proposed estate sale agreed to several changes, including limiting the sale to invitations only, not listing the address of the sale on its public website, removing all items not initially located at 6101 Mtn Villa Cove, and limiting the duration of the sale to Friday and Saturday, March 3 and 4, from 9:00 a.m. to 3:00 p.m. As a result of these revisions, Mr. Harter agreed to allow the organizer to use its personnel rather than police officers or constables to control and monitor traffic into Mtn. Villa Drive and Mtn. Villa Cove and parking in the upper area of Mtn. Villa Cove. Mr. Grant moved that the modification of the requirements for the sale agreed to by Mr. Harter from

the conditions established by the Board on February 28, 2012 be ratified; seconded by Mr. Harrison; the motion was adopted unanimously.

d. Discussion and possible action regarding potential covenant violation at 4512 Autumn Leaf Hollow. Discussed. The Manager will get with Mr. Harter for a letter from the President of the Board to be sent to the homeowner at 4517 Autumnleaf Hollow advising the him to call 311 on future violation of the sideyard parking restrictions established for the Association.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee
- b. Communication Committee
- c. Social/Activities Committee
- d. Welcome Committee
- e. Reserve Committee

The Board reviewed the written reports provided for the meeting by the ECC, Social/Activities, and Welcome committees. The Manager gave a short oral report on the status of the website manager and newsletter editor in regards to updating the posting of the 2012 newsletters. Mr. Grant gave his oral report on the Reserve Committee.

9. NEXT REGULAR MEETING – April 9, 2012

10. ADJOURNMENT: The meeting adjourned at 8:15 p.m.