

**CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC**

**MEETING OF THE BOARD OF DIRECTORS**

**Date:** April 9, 2012

**Time:** 6:30 pm

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

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1. CALL TO ORDER: Present at the meeting were Directors Mr. Harter, Mr. Dully, Mr. Grant, Mr. Blanchard, Mr. Harrison, Jesse Chargualaf, and homeowners Mrs. Eichenbaum and Mrs. Dully.
2. MEMBER FORUM: Mrs. Eichenbaum reported that a contractor doing remodeling work on her kitchen and advertised in the Association's letter was dishonest. The Board agreed to let have the newsletter Editor remove the ad and not allow this particular contractor to advertise any more in the Association newsletter.

3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: Regular Meeting March 12, 2012.

Mr. Grant moved for approval and acceptance of the Minutes, seconded by Mr. Harrison; the motion was adopted unanimously.

4. FINANCIAL REPORT

- a. March 2012 financial statements

Reviewed. A question was brought up in regards that the expense for electricity seems a little high. The Manager and Mr. Blanchard will take a look at the utility receipts which will be obtained from the Bookkeeper and let the Board know at the next meeting.

- b. Review delinquent accounts.

Reviewed and no further action needed.

- c. Authorized signers for accounts at Austin Telco and Compass and BB&T Banks.

The Manager provided forms from the banks which the Directors filled out at the meeting. The Manager will take the forms to the banks to update the authorized signers.

Mr. Grant moved to have all the Directors as signers on all the accounts at all the banks it has accounts with, seconded by Mr. Dully; the motion was adopted unanimously.

- d. Update on audit of the 2011 financial statements.

Discussed and the Directors read the email report from the Auditor which states that the expected completion date of the audit will be at the end of May 2012.

## 5. MANAGER'S REPORT

Reviewed. A Director stated that there were additional tree work adjacent to the tennis court that needed to get done. The Manager estimated that it will cost approximately a \$1,000.00 to a contractor do the work. Mr. Dully moved to authorized a \$1,000.00, seconded by Mr. Blanchard; the motion was adopted unanimously.

## 6. OLD BUSINESS

- a. Update on addressing potential wildfire concern in the Common Area.

Mr. Dully briefed the Directors that the cleanup of the Common Area was completed.

- b. Update on tennis court repair.

The Manager briefed the Directors that he made several attempt to contact Patriot Court Systems Regarding obtaining the modified bid for the pending repairs on the tennis courts. The Manager Stated that he did not get any response and will contact Patriot Court Systems again.

- c. Update on addressing erosion around pool foundation and sidewalk.

The Manager briefed the Directors that the work was completed as stated in the bid that the Directors approved at the last meeting.

- d. Update on management of the website.

Discussed. The Board agreed to keep Go Daddy as the website provider and to renew the website account prior to expiration in September 2012.

The Directors also discussed obtaining a new website Manager. The existing website Manager will be terminated at the end of May 2012.

- e. Update on Common Area encroachment survey.

Mr. Dully briefed the Directors that he completed his survey and did not find any new violation regarding encroachment unto the Common Area.

## 7. NEW BUSINESS

- a. Discussion of Environmental Control Committee consideration of requested improvements located in the Common Area adjacent to 4812 Twin Valley Drive.

Directors discussed the matter. It was decided that two Directors will evaluate options and prepare present their recommendation on possible course of actions that the Board need to take regarding the improvements.

- b. Access to the Common Area between Mtn. Villa Cove and 6110 Mtn. Villa Circle.

Discussed. No further action needed.

- c. Debris in Common Area adjacent to Westslope Drive properties.

Tabled and will be discussed further at the next meeting.

- d. Approval of Proscape proposals for landscape improvements for ten planted areas and miscellaneous tree work.

Approved. Mr. Dully moved for approval of the bid from Proscape for improvements in the area listed in the bid, seconded by Mr. Harrison; the motion was adopted unanimously.

8. COMMITTEE REPORTS:

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

All the reports were reviewed and no further actions needed.

9. NEXT REGULAR MEETING – May 14, 2012

10. ADJOURNMENT. 7:54 p.m.