

**CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC**

**MEETING OF THE BOARD OF DIRECTORS**

**Date:** May 14, 2012

**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: Directors Mr. Harter, Mr. Dully, Mr. Harrison, Mr. Blanchard, Mr. Grant; Homeowners Mason Jones, Amber Kelley, and John Patterson; and Manager Jesse Chargualaf.
2. MEMBER FORUM: See "New Business," item 7.b. below.
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: Regular Meeting April 9, 2012. Mr. Grant moved to approve the minutes with some minor corrections; the motion was seconded by Mr. Harrison; the motion was adopted unanimously.
4. FINANCIAL REPORT
  - a. April 2012 financial statements: Reviewed. In connection with Mr. Grant's inquiry at the April Meeting about the electrical expenses which had been running during 2012 well ahead of budget, the Manager indicated that Austin Energy had over-billed, and a credit would be expected on future bill. With this clarification, the Treasurer indicated that the financial results through April 2012 were generally consistent with the budget and no other item merited particular discussion. Motion by Mr. Harrison to approve the Financial Report, the motion was seconded by Mr. Blanchard; the motion was unanimously adopted.
  - b. Review delinquent accounts: Reviewed. Discussed was Account 224 for which a notice<sup>4</sup> of foreclosure of tax lien had been received by the Association. Since the amount<sup>6</sup> outstanding for Account 224 was for three months, the Directors concluded that involving legal counsel to advise the Association regarding the matter would not be cost-effective and the Association would not intervene in the matter. Excluding Account 54, the delinquency amount was \$3,240 as of April 30, 2012, with payments received through May 10, 2012, the outstanding delinquency balance was \$1,305.
  - c. The Directors also discussed Account 54, which is in bankruptcy, the owner had approached the Manager regarding possible consensual resolution. The Treasurer was authorized to request advice from Arnold & Associates, who had handled the prior enforcement proceedings regarding this Account, for parameters of what an acceptable resolution might be. The Manager will contact the owner for a meeting with Mr. Harter and Mr. Dully to discuss the matter.
  - d. The Manager discussed with the Directors the requirements necessary to update the signatures on the Compass Bank accounts.

Mr. Grant moved that Directors John Harrison and Lee Blanchard, Mr. Grant, the Treasurer and Secretary and a Director, be included as authorized signers on the Compass Bank accounts, together with Mr. Jesus Chargualaf, the Manager; the motion was seconded by Mr. Dully; the motion was unanimously adopted.

Mr. Harrison, Mr. Blanchard, and Mr. Grant will meet with the Manager at Compass Bank branch to complete the paperwork at 2:30 p.m. on Thursday, May 24, 2012.

5. MANAGER'S REPORT. Reviewed. None of the items on the Manager's Report required any further action by the Directors.

6. OLD BUSINESS

- a. Update on addressing potential wildfire concern in the Common Area. The Directors will conduct a monitoring of the Common Area in later in 2012 to determine whether additional trees have died from the stress of the prior year's drought.
- b. Update on tennis court repair. Motion by Mr. Grant to accept the proposal by Patriot Court Systems to repair and resurface the courts for \$8,500 plus tax, to perform fence repairs for \$1,870 plus tax, and to repair and repaint the backboard for \$800 plus tax; the motion was seconded by Mr. Dully, the motion was unanimously adopted.
- c. Update and possible action on management of the website. The Directors discussed the matter. Mr. Harter indicated that he will contact the person who he had in mind to serve as webmaster to finalize arrangements for the new person to serve as webmaster. Mr. Blanchard requested that the manager prepare inventory of IT equipment and software and a description of the system back-up.
- d. Update on Common Area encroachment survey. As mentioned, the Directors will conduct a monitoring of the Common Areas later in 2012.

7. NEW BUSINESS

- a. Insurance renewals for 2012. The Directors reviewed the proposal for the renewal of the Association's insurance prepared by Janis Beck of the John Barclay Agency, Inc. Motion by Mr. Dully to approve the proposal submitted to the meeting. Mr. Grant seconded the motion; the motion was unanimously adopted.
- b. Complaint by 4808 Twin Valley Drive regarding modification to 4806 Twin Valley Drive.

On April 27, 2012, the owners of 4808 Twin Valley Drive submitted a letter objecting to the modification to the upper deck of 4806 Twin Valley Drive. The 4808 Twin Valley Drive owners contended that the modification had been constructed without prior submission to and approval the Environmental Control Committee (ECC) in contravention of the Declaration of Covenants, Conditions and Restrictions and adversely affected the privacy of the house at 4808 Twin Valley Drive. The owners of 4808 Twin Valley Drive indicated that the urgency of their complaint to the Association was motivated as a result of the owner of 4806 Twin Valley Drive placing his house on the market.

The modification of the deck had been completed in July 2011. In addition to the structural modifications, such as a replacement of wooden supports with steel supports, the modification included an extension by two feet to the perimeter of an existing hexagonal portion of the deck extending from the house of 4806 Twin Valley Drive. Upon the submission to the Association of the complaint by the owner of 4808 Twin Valley Drive, the owner of 4806 Twin Valley Drive submitted the modification for consideration by the ECC. At its meeting of May 7, 2012, the ECC reviewed the modification, including the two-foot extension to the existing hexagonal portion of the deck, and approved the modification.

After hearing from the owners of 4806 Twin Valley Drive and 4808 Twin Valley Drive, the Directors took the matter under consideration.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: The Committee Chairman submitted a report on the activities of the ECC.
- b. Communication Committee: Mr. Harter agreed that since the committee has responsibility for the Association website that he will serve on the Communications committee with Ms. Teresa Rose.
- c. Social/Activities Committee: The Chair of the Social Committee, Ms. Charlene Casillas submitted a report on the activities of the Committee. The Annual Egg Hunt was held on Saturday, April 7, 2012, and was notable success.
- d. Welcome Committee: The Chair of the Committee, Ms. Nishi Goel, submitted a report on the activities of the Committee.
- e. Reserve Committee: See 6. Old Business, Items b. and c.

9. NEXT REGULAR MEETING – June 11, 2012

10. ADJOURNMENT. The meeting was adjourned at 8:28 p.m.