

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

**Date:** May 18, 2012

**Time:** 7:15 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. Harter, Mr. Grant, Mr. Dully, and Mr. Blanchard; homeowners Amber Kelley and John Patterson; and Manager Jesse Chargualaf.
  2. MEMBER FORUM: DECISION ON THE APPEAL BY OWNERS OF 4808 TWIN VALLEY DRIVE OF MODIFICATION TO 4806 TWIN VALLEY DRIVE.

**Background:**

On April 27, 2012, the owners of 4808 Twin Drive submitted a letter objecting to a modification to the upper deck to 4806 Twin Valley Drive. The 4808 Twin Valley Drive owners contended that the modification had been constructed without prior submission to and approval by the Environmental Control Committee (ECC) in contravention of the Declaration of the 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 structural modifications, such as 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 submission to the Association of the complaint by the owners 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.

At the Regular Meeting of the Board of Directors on May 14, 2012, after hearing from the owners of 4806 Twin Valley Drive and 4808 Twin Valley Drive, the Directors took the complaint by the owners of 4808 Twin Valley Drive under consideration.

Mr. Harter opened the Special Meeting by indicating that he had considered the facts pertaining to the modification, and it was his view that the modification at 4806 Twin Valley Drive did not represent a major change to the pre-existing situation and did not impose an unreasonable impact on the house at 4808 Twin Valley Drive. Accordingly, he did believe that any grounds for the Directors to reverse the decision of the ECC existed. Following further discussion, Mr. Grant made a motion that the appeal by the owners of 4808 Twin Valley Drive of the ECC's decision be denied; the motion was seconded by Mr. Blanchard; the motion was unanimously adopted.

3. NEXT MEETING – June 11, 2012.

4. ADJOURNMENT. 7:25 pm.

