

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

MEETING OF THE BOARD OF DIRECTORS

Date: June 11, 2012

Time: 6:30 pm

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

1. CALL TO ORDER: 6:30 p.m. Present at the meeting: Directors Mr. Harter, Mr. Dully, Mr. Harrison, Mr. Blanchard, and Mr. Grant; Homeowner Andrew Allemann; and Manager Jesse Chargualaf.
2. MEMBER FORUM: See "New Business," Item 7. a. below.
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: Regular Meeting May 14 and Special Meeting of May 18, 2012. Mr. Dully 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. May 2012 financial statements: Reviewed. Mr. Grant indicated that the credit from Austin Energy for the double billing was not posted in May 2012, the Manager indicated that it was his understanding that the credit had been reviewed and should be included by the bookkeeper in the results for June. With this clarification, the Treasurer indicated that the financial results through May 2012 were generally consistent with the budget and no other item merited particular discussion. Motion by Mr. Grant to approve the Financial Report, the motion was seconded by Mr. Blanchard; the motion was unanimously adopted.
 - b. Review delinquent accounts: Reviewed.

The Directors discussed Account 46. Mr. Grant moved that the Manager should send final notice under the Association's collection guidelines by June 18, 2012, if final payment is not made by July 1, 2012, the Manager should refer the account to the Association's attorneys to initiate collection action; the motion was seconded by Mr. Dully; the motion was unanimously adopted.

The Directors also discussed Account 224 for which a notice of foreclosure of tax lien had been received by the Association in May. No third-party bid had been made as a consequence of the tax lien foreclosure. Mr. Grant moved that as soon as the final notice period has expired under the Association's collection guidelines, the Manager should refer the account to the Association's attorneys to initiate collection action; the motion was seconded by Mr. Dully; the motion was unanimously adopted.

Excluding Account 54 the delinquency amount was \$2,520 as of June 1, 2012, with payments received through June 7, 2012, the outstanding delinquency balance was \$1,440.

- c. The Directors also discussed Account 54. The owner had approached the Manager regarding possible consensual resolution. Arnold & Arnold, who had handled the prior enforcement proceeding regarding this Account, had been consulted regarding the offer. The Manager will continue to seek to contact the owner to arrange a meeting with Mr. Harter and Mr. Dully to discuss the matter.
- d. The audit of the 2011 financials continues to be underway.

5. MANAGER'S REPORT: Reviewed.

Other than the matter below and the matter under "Old Business," item c., there were no items in the Manager's Report which required action by the Directors.

The Directors discussed the lot in between 6200 and 6202 Mtn. Villa Dr. It was decided that more information relating to the lot was needed. Mr. Dully will contact Mr. Schley to see if he has any information regarding the status of the lot and report what he learns to Mr. Harter.

6. OLD BUSINESS

- a. Update on tennis court repair. The Manager reported that Mr. Ben Brooks had placed the work on his calendar for the second half of July.
- b. Update and possible action on management of the website. Mr. Grant made a motion to authorize the president to sign the Web Site Management Agreement with RDS Marketing of San Antonio; the motion was seconded by Mr. Blanchard; the motion was unanimously adopted.
- c. Update on common Area clean-up to address potential wildfire hazard. Mr. Grant moved that the Board approve an additional proposal by Proscap Landscaping, the Association's landscape contractor, in the amount of \$1,483.03 to clear additional dead brush in the areas adjacent to the tennis courts and payscape.
- d. Update on Common Area encroachment survey. The Directors intend to conduct a monitoring of the Common Areas later in 2012.

7. NEW BUSINESS

- a. Complaint by 5936 Lookout Mtn. Dr. regarding modification to 5909 Northwest Place.

Background: The owner of 5936 Lookout Mtn. Dr. complained that there had been a modification in the final plan to the footprint of the new house proposed to be constructed at 5909 Northwest Place from what was in the preliminary plan and that he had not received notice of the modification. During the preliminary plan review, a neighbor of 5909 Northwest Place, Mr. Ericson, asked the owner to consider moving the proposed house at 5909 Northwest Place closer towards Northwest Place, and the Environmental Control Committee (ECC) viewed this request favorably.

The Directors discussed the matter. The Architectural Guidelines provide for adjoining homeowners to be notified of the preliminary plans, but the Guidelines do not require notice of

the final plans. The concept is that input into plans should be made during the preliminary plan review process, so upon completion of the preliminary plan process, the constructing owner can go forth and incur the costs of having the final plans prepared. Once notice of the preliminary plans has been provided to neighboring owners, it is their responsibility to monitor the process.

Motion by Mr. Grant to deny the appeal by the owner of 5936 Lookout Mtn. Dr., the motion was seconded by Mr. Harrison; the motion was unanimously adopted. The President will convey the decision of the Board to the owner of 5936 Lookout Mtn. Dr.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: The Committee Chairman submitted a report on the activities of the ECC.
- b. Communication Committee: See "old Business," item b., above.
- c. Social/Activities Committee: The Chair of the Social Committee, Ms. Charlene Casillas submitted a report on the activities of the Committee.
- d. Welcome Committee: The Chair of the Committee, Ms. Nishi Sarda Goel, submitted a report on the activities of the Committee.
- e. Reserve Committee: See "Old Business," item a., also discussed was pavement work at Balsam Hollow and Limestone Circle. The Manager suggested the later work be deferred until 2013.

9. NEXT REGULAR MEETING – July 9, 2012

10. ADJOURNMENT: The meeting adjourned at 8:05 p.m.