

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

MEETING OF THE BOARD OF DIRECTORS

Date: July 9, 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; and Manager Jesse Chargualaf.
2. MEMBER FORUM: Since there were no members in attendance, no member's forum was held.
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: Regular Meeting of June 11, 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. June 2012 financial statements: Reviewed. Mr. Grant noted that the credit from Austin Energy for double billing earlier this year had not been posted in June 2012. The Manager indicated that it was his understanding that the credit would be forthcoming and should be included by the bookkeeper when received. Mr. Dully asked why no amount for Office Supplies was indicated for June 2012. The Manager indicated that there had been no need to obtain Office Supplies during June 2012. With these clarifications, the Treasurer indicated that the financial results through June 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. Harrison; the motion was unanimously adopted.
 - b. Review delinquent accounts: Reviewed. Collection action has been initiated for all accounts with outstanding balances exceeding three months as specified by the Association Collection Policy. Accordingly, the Directors concluded that no action needed to be taken for any other accounts at the current time.

The delinquency amount was \$1,980 as of July 1, 2012, with payments received through July 6, 2012, the outstanding delinquency balance was \$1,440.
 - c. The audit of the 2011 financials continues to be underway. The auditors are in the process of requesting certain information which has been provided to them.
5. MANAGER'S REPORT: Reviewed.

There were no items in the Manager's Report which required action by the Directors.

6. OLD BUSINESS

- a. Update on tennis court repair. The Manager reported that Mr. Ben Brooks of Patriot Court Systems had indicated that as a result of delays on preceding work, he expected to begin the work during the week of July 16.
- b. Update on management of the website. The Manager reported that the new webmaster, Mr. Ray Scarborough of RDS Marketing of San Antonio, was on board and had updated the postings of Board meeting minutes and Newsletters. Mr. Harter will be looking into the WordPress program for the website to determine whether refinements can be made to improve the menus on the website and eliminate reoccurrence of the difficulties with the menus experienced earlier.
- c. Update on common area clean-up to address potential wildfire hazard. The work approved at the June 2012 meeting to be performed by the Association's landscape contractor, Proscapes, had been completed on June 23, 2012. The Manager reported that he is in the process of working in the area northeast of the tennis courts to the second footbridge. He expects it will be two weeks before the area will be in a state to request a proposal from Proscapes to haul out the materials which are comprised of large cedar and oak trees that have died.
- d. Update on Common Area encroachment survey. Discussed. Mr. Harter and Mr. Dully will be engaging in further discussion regarding the approach to be taken. Mr. Dully also provided information regarding the lot between 6000 and 6202 Mtn. Villa Drive.

7. NEW BUSINESS: There was no new business.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: The Committee Chair reported 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. The Manager indicated that replastering the swimming pool should be included with the capital improvement work to be conducted during 2013.

9. NEXT REGULAR MEETING – August 13, 2012

10. ADJOURNMENT: The meeting adjourned at 7:22 p.m.