

**CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC**

**MEETING OF THE BOARD OF DIRECTORS**

**Date:** August 13, 2012

**Time:** 6:30 pm

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

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1. CALL TO ORDER: 6:31 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 July 9, 2012. Mr. Grant moved to approve the minutes; the motion was seconded by Mr. Harrison; the motion was adopted unanimously.
4. FINANCIAL REPORT
  - a. July 2012 financial statements: Reviewed. Mr. Grant noted that the expenditures during July 2012 for the tennis court resurfacing should be capitalized and not expensed. The manager was instructed to have the Bookkeeper reclassify the expenditures accordingly. With this modification, 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. Blanchard; the motion was unanimously adopted.
  - b. Review delinquent accounts: Reviewed. Nine accounts have arrearages of two months. If payment is not made in response to the reminders provided by the Manager, the Directors at the September meeting will consider the accounts for referral for collection under the Association Collection Policy. No action needed to be taken for any other accounts at the current time.

The delinquency amount was \$3,645 as of August 1, 2012, with payments received through August 10, 2012, the outstanding delinquency balance was \$1,755.
  - 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.

Other than as addressed in Item 6. b, under "Old Business" below, there were no items in the Manager's Report which required action by the Directors.

6. OLD BUSINESS

- a. Update on tennis court repair. Mr. Ben Brooks of Patriot Court Systems provided a written progress report and indicated that as of August 9, 2012, the tennis court resurfacing was completed and the courts were ready to be put into use. Mr. Brooks also indicated that the remainder of the work was anticipated to be completed during the week of August 13, 2012.
- b. Update on common area clean-up to address potential wildfire hazard. Proscap, the Association's landscaping contractor, submitted a proposal for \$1,483.03 to remove brush from the area northeast of the tennis courts to the second footbridge. Motion by Mr. Dully to approve the proposal, the motion was seconded by Mr. Harrison; the motion was unanimously adopted.

The Manager indicated that there were additional Mtn. Juniper and Texas Ash in the area northwest of the tennis court that are completely dead and will need to be cleaned out.

- c. Update on Common Area encroachment survey. Discussed. Mr. Harter and Mr. Dully will be engaging in further discussion regarding the approach to be taken.
- d. Discussion and potential action on periodic covenant violations. Discussed. Mr. Harter will follow-up on the partial progress achieved to address a situation on Fern Hollow involving the inoperable vehicles. He will continue to work with the owner towards a complete resolution.

7. NEW BUSINESS:

- a. Dog Park. A homeowner requested the association to consider the creation of a Dog Park. The matter was discussed. The membership will be polled regarding its interest on this matter through the newsletter.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: The Committee Chair reported on the activities of the ECC.
- b. Communication Committee: The contract for the website hosting expires in September, and the manger has renewed the contract.
- c. Social/Activities Committee: The Chair of the Social Committee, Ms. Charlene Casillas submitted a report on the activities of the Committee. The Summer Barbeque will be held on August 19, 2012.
- 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.

9. NEXT REGULAR MEETING – September 10, 2012.

10. ADJOURNMENT: The meeting adjourned at 7:45 p.m.