

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

MEETING OF THE BOARD OF DIRECTORS

Date: September 10, 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; Manager Jesse Chargualaf; and homeowners, Ms. Baylor, Mr. Tsao, Mr. Bandali, Mr. Benkendorff, and Mr. and Mrs. Patel.
2. MEMBER FORUM:
 - a. Mr. Tsao, Mr. Bandali, and Mr. Benkendorff discussed with the Directors problems that have arisen recently in connection with parking on Northwest Place. Mr. Dully commended the Northwest Place homeowners in attendance for their attempts to resolve the problems with their neighbors, particularly Mr. Tsao, who responded promptly to trim the sage bushes on his property allowing cars to park closer to the curb. The Directors indicated that they would give consideration to the problems that have arisen; however, they were of the opinion that the problems are ones that the homeowners on Northwest Place will need to resolve through appropriate consideration of each others' interests. An alternative that had been suggested, namely, changing the direction of the traffic on Northwest Place is not feasible. The Manager indicated that the one-way direction out through the southerly intersection with Lookout Mtn. Drive had been established because the intersection with Lookout Mtn. is relatively flat with better visibility, while the northerly intersection with Twin Valley Drive is very steep and affords limited visibility.
 - b. Ms. Baylor discussed with the Directors circumstances that had arisen involving the parking of vehicles on Hood Hollow which do not comply with the covenants. The President will look at Ms. Baylor's communications in connection with the matter and consider possible steps to resolve the matter.
 - c. Mr. and Mrs. Patel discussed with the Directors the letter they had received with regard to the fence at the rear of their property, 4611 Twin Valley Cove, which had been installed without Environmental Control Committee ("ECC") review or approval. The Patel's provided the Directors with information regarding the fence in connection with the purchase of their house. Mr. Blanchard advised the Patel's that the next step for them is to submit an as built plan for ECC consideration.
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: Regular Meeting of August 13, 2012. Mr. Grant moved for approval of the minutes with minor corrections; the motion was seconded by Mr. Dully; the motion was adopted unanimously.
4. FINANCIAL REPORT

- a. August 2012 financial statements: Reviewed. Mr. Grant noted that the credit anticipated from the Austin Energy was not recorded in August. The Manager was directed to gather additional information regarding the billings from Austin Energy for the end of 2011 and early 2012 from the Bookkeeper, so appropriate inquiries can be made of Austin Energy. The Treasurer indicated that the financial results through August 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 decided that no action needed to be taken at the current time, as collection actions for all accounts overdue under the Association's Collections Policy had been initiated, and no other accounts other than one in bankruptcy were overdue under the Collections Policy. The delinquency amount was \$3,645 as of August 2012, with payments received through September 7, 2012; the outstanding delinquency balance was \$1,080.
- c. The audit of the 2011 financials continues to be underway. The auditors are expected to have the preliminary results available in the near future.

5. MANAGER'S REPORT: Reviewed.

Other than as addressed in Items 6.a and 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. All construction, other installation of the new center windscreen, was completed. Mr. Ben Brooks of Patriot Court Systems has taken measurements for the center windscreen and expects to install it by the end of September 2012.
- b. Update on common area clean-up to address potential wildfire hazard. Proscap, the Association's landscaping contractor, was engaged in the work approved in August 2012 and is expected to complete this phase of work shortly. The Manager indicated that there were additional Mtn. Juniper and Texas Ash in another 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 reported that the situation on Fern Hollow involving the inoperable vehicles had been resolved with all the vehicles removed from view of the street.

7. NEW BUSINESS:

- a. Parking on Northwest Place. See item 2.a, under “Member Forum” above. The President will prepare a letter to be sent to all of the homeowners on Northwest Place urging their cooperation with their neighbors in addressing the problems in a way that appropriately meets each others’ needs.
- b. Fences at the rear of 4611 and 4613 Twin Valley Cove. See item 2.c, under “Member Forum” above regarding 4611 Twin valley Cove. The Directors discussed the fence at the rear of 4613 Twin Valley Cove.
- c. Preparation of the newsletter. The President discussed the options available. The Directors agreed that rather than incurring the cost of preparing and mailing a newsletter to all of the owners, the newsletter will be posted on the Association’s website, and those owners who desire to receive a copy will be able to request it sent to their email address. A Facebook page for homeowners to share information will be developed to afford a more responsive mechanism than is possible through the newsletter.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: The Committee Chair reported on the activities of the ECC.
- b. Communication Committee: See item 7.c, under “New Business.”
- c. Social/Activities Committee: The Chair of the Social Committee, Ms. Charlene Casillas submitted a report on the activities of the Committee.

Mr. Blanchard made a motion that the Holiday Party be held on December 9, 2012, and that the budget be \$700 for the party; Mr. Grant seconded the motion; the motion was adopted by a vote of 4 to 1, with Mr. Harrison opposing.

- d. Welcome Committee: Not discussed.
- e. Reserve Committee: See item 6.a, under “Old Business.”

9. NEXT REGULAR MEETING – October 8, 2012.

10. ADJOURNMENT: The meeting adjourned at 8:25 p.m.