

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

MEETING OF THE BOARD OF DIRECTORS

Date: October 8, 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. Dully, Mr. Harrison, Mr. Blanchard, and Mr. Grant; Manager Jesse Chargualaf; and homeowner Doug Powell. In the absence of the President, Bryan Harter, Marc Dully presided at the meeting.
2. MEMBER FORUM: N/A
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: Regular Meeting of September 10, 2012. Mr. Grant moved to approve the minutes with minor corrections; the motion was seconded by Mr. Blanchard; the motion was adopted unanimously.
4. FINANCIAL REPORT
 - a. September 2012 financial statements: Reviewed. Mr. Grant noted that the credit anticipated from the Austin Energy has not yet been received. As soon as the Auditors return to the Bookkeeper the billings from Austin Energy for the end of 2011 and early 2012, the Manager and the Treasurer will determine the amount of the credit and make appropriate inquiries of Austin Energy. The Directors discussed the decrease in Clubhouse rental income which is trending lower in 2012 than experienced in 2011 and certain expense items which are also trending lower in 2012. The Treasurer indicated that overall the financial results through September 2012 were generally consistent with the budget. 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. The Directors decided that no action was required at the current time, as collection actions for all accounts overdue under the Association's Collections Policy had been initiated for all overdue accounts other than one in bankruptcy. The delinquency amount was \$2,925 as of September 2012; with payments received through October 5, 2012, the outstanding delinquency balance was \$990.
 - c. The audit of the 2011 financials continues to be underway. The auditors are currently working on the draft financial statements.
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. The Manager reported that Patriot Court Systems had completed installation of the modified center windscreen dividing the two courts.
- b. Update on Common Area clean-up to address potential wildfire hazard. The manager had removed dead branches on trees near the tennis courts, along the bridge and path between the Clubhouse parking lot and the tennis court, and in areas adjoining the Clubhouse parking lot.

Motion by Mr. Harrison to approve the proposal by Proscape, the Association's landscaping contractor, for \$1,315.24 to remove the cuttings and dead materials in the foregoing areas of the Common Area and also in an area adjacent to Jessamine Hollow where the Manager had removed dead branches and dead materials; the motion was seconded by Mr. Blanchard; the motion was unanimously adopted.

The Manager indicated that there was additional clean-up that would need to be performed in the area northeast of the tennis court and in the direction towards the second footbridge and continuing uphill on either side of the trail to the playscape.

The Directors discussed the inquiry by the owner of 4600 Limestone Circle regarding possible clean-up of the strip of Common Area between the house and Twin Valley Drive. The Manager reported that there was little or no undergrowth in the area as the vegetation had either been eaten or trampled by deer. In addition, the Directors discussed that when the area had been inspected by a Fire Department representative in 2004, the assessment by that individual was that the paved area of Twin Valley Drive created a fire break which materially reduced wildfire potential. The Directors decided that the President should send the homeowner a letter explaining why the Association does not anticipate including this strip in the clean-up effort.

- c. Update on Common Area encroachment survey. Discussed. Mr. Dully will engaging in further discussion with Mr. Harter regarding the approach to be taken.
- d. Discussion and potential action on periodic covenant violations. No discussion.
- e. Update on parking on Northwest Place. No discussion.
- f. Discussion and potential action on fences at the rear of 4611 and 4613 Twin Valley Cove. The Directors discussed the matter; if no further response is forthcoming from the affected owners, the President will send letters to them advising them of the Association's concerns.
- g. Status of the newsletter. The discussion was deferred to the next regular meeting when the President will be in attendance.

7. NEW BUSINESS: N/A

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: The Committee Chair reported on the activities of the ECC during September 2012.
- b. Communication Committee: The Manager reported that he understood the Committee was looking into the content and frequency of production of the newsletter.
- c. Social/Activities Committee: The Chair of the Social Committee, Ms. Charlene Casillas, submitted a report discussing the planning for the Holiday Party scheduled for December 9, 2012.
- d. Welcome Committee: The Chair of the Social Committee, Ms. Nishi Goel, submitted a report indicating the Committee had delivered two baskets during September and expect to deliver another basket on October 8, 2012.
- e. Reserve Committee: See item 6.a, under "Old Business."

9. NEXT REGULAR MEETING – November 12, 2012.

10. ADJOURNMENT: The meeting adjourned at 7:21 p.m.