

**CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC.  
MEETING OF THE BOARD OF DIRECTORS**

**Date:** February 11, 2013

**Time:** 6:30 pm

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

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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: N/A
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: Regular Meeting of January 14, 2012. Motion by Mr. Grant to approve the minutes with minor corrections; the motion was seconded by Mr. Dully; the motion was adopted unanimously.
4. FINANCIAL REPORT
  - a. January 2013 financial statements: Reviewed. Motion by Mr. Grant to approve the Financial Report; the motion was seconded by Mr. Dully; 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 \$3,735.90 as of the end of January 2012; with payments received through February 7, 2013, the outstanding delinquency balance was \$3,060.90.
  - c. 2013 Budget: The Directors reviewed the final budget for 2013 reflecting the final results for 2012. Motion by Mr. Grant to approve the 2013 Budget; the motion was seconded by Mr. Blanchard; the motion was unanimously adopted.
5. MANAGER'S REPORT: Reviewed.

The Directors discussed the recent transfer of ownership of 5826 Westslope Drive and the fact that a deed restriction existed on the height of improvements on the lots.

The Board also discussed a communication from the owner of 5910 North West Place which suggested that the neighbors were attempting to resolve their differences amicably in accordance with the Directors' suggestions at the meeting held in September 2012.

See also Item 6.c under "Old Business" below.

6. OLD BUSINESS

- a. Final preparation for the Annual Meeting of the Members on February 20, 2013. Discussed. John Harrison offered to act as the Elections Judge.
- b. Action on Pool Replastering. Motion by Mr. Grant to approve the proposal to replaster the swimming pools in the amount of \$7,792.60; the motion was seconded by Mr. Harrison; the motion was unanimously adopted
- c. Update on Common Area on clean-up to address potential wildfire hazard. The Manager reported that he had continued assembling cut branches and other dead materials to the north second foot bridge towards the northern portion of the tennis courts. He also reported that on January 18, Proscape, the Association's landscape contractor hauled away materials that had earlier been assembled for removal to the east and south of the playscape.

On February 5 and 6, Proscape completed certain landscaping improvements adjacent to the Clubhouse and at the intersection of North West Place and Lookout Mtn. Drive.

- d. Update on Common Area adjacent to 4812 Twin Valley drive. Discussed. The letter for signature by the homeowner has been prepared and is awaiting his signature.
- e. Update on fences behind 4611 and 4613 Twin Valley Cove and 5907 Northwest Place. The Manager indicated that the owner of 4611 Twin Valley Cove had completed moving the fence within his property lines. The owner of 5907 Northwest Place was seeking a contractor to move the fence within his property lines. The owner of 4613 Twin Valley Cove had contacted the President on January 18, but proposed maintaining the fence on in the Common Area. As a consequence, the President advised the owner that the offer to contribute the cost of removal to against the cost of reinstallation within his property lines was being withdrawn.

Mr. Duly moved that the Association removed the fence, seconded by Mr. Blanchard; the motion was adopted unanimously.

- f. Discussion and potential action on periodic covenant violations. Not taken up.
- g. Status of the newsletter. The President indicated that the form of newsletter had been emailed to the Manager. Also a homeowner, Ms. Mescal Evler, had indicated interest in assisting with the production of the Newsletter.
- h. Discussion of possible modifications to bank procedures regarding homeowner payments. The President reported that the Manager informs him that the current system provides the Manager the visibility needed.

## 7. NEW BUSINESS:

## 8. COMMITTEE REPORTS:

- a. Environmental Control Committee: The Committee Chair provided a report on the activities of the ECC during January 2012 and early February 2013.
- b. Communication Committee: See Item 6.g under "Old Business" above.

- c. Social/Activities Committee: The Chair of the Social Committee, Ms. Charlene Casillas, submitted a report discussing the Committee's activities.
  - d. Welcome Committee: The Committee Chair provided a report indicating that a basket will be delivered to a new homeowner on February 15.
  - e. Reserve Committee: See Item 6.c under "Old Business" above.
9. NEXT REGULAR MEETING – March 11, 2013.
10. ADJOURNMENT: The meeting adjourned at 7:42 p.m.