

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

Date: April 8, 2013

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. Harrison, and Mr. Blanchard, and Mr. Grant; Homeowner Ms. Jaime Arrott; and Manager Jesse Chargualaf.
2. MEMBER FORUM: Ms. Arrott inquired whether the Association would be interested in supporting the installation of Google Fiber in the neighborhood. The Directors indicated that such installation appeared to be something which would be favorable and worthy of support. Ms. Arrott offered to investigate how the Association could be involved in such installation and provide details to the Association regarding participation in fostering the installation of Google Fiber.
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: Regular Meeting of March 11, 2013. Motion by Mr. Grant to approve the minutes with corrections; the motion was seconded by Mr. Blanchard; the motion was adopted unanimously.
4. FINANCIAL REPORT
 - a. February 2013 financial statements: Reviewed. The manager reported on his review of the electric bills for 2012 and indicated that the bills appeared to be in order. Mr. Grant and the Manager will look at the electric bills for 2011. There were no items in the current financial statements of note, and the results are generally in line with the budget taking into account the differential between annualized amounts for certain items in the budget and the actual incurrence of the costs during the year. Mr. Harrison moved for acceptance of the financial statements, seconded by Mr. Blanchard; the motion was adopted unanimously.
 - b. Review delinquent accounts: Reviewed. The Directors decided that no action was required at the current time as no additional accounts, not already referred for collection under the Association's Guidelines, were outstanding as of the date of the meeting.
5. MANAGER'S REPORT: Reviewed.
 - a. (Ref Manager's Report item 3.a): Motion by Mr. Harrison to approve the proposal from EPI Electric to remove vegetation in the Common Area adjacent to the west side of 4613 Twin Valley Circle which was rubbing the side of the house; Mr. Blanchard seconded the motion; the motion was unanimously adopted.
 - b. (Ref Manager's Report item 3.c): In addition to the actions taken by the Manager described in his report, the ECC had advised the owner of 6020 Mt. Bonnell Hollow to submit a request to the ECC for approval of the replacement of the roof and installation of the new mailbox.

- c. (Ref Manager's Report item 3.d): The Board directed the Manager to remove the limb of the Live Oak which had been damaged by the City trash removal trucks and make sure the exposed area was appropriately treated. The Board also affirmed the Manager's appropriate handling of the matter of the portion of the limb which had been dislodged by wind.

6. OLD BUSINESS

- a. Update on the resurfacing of Balsam Hollow and Lime Stone Circle. The Manager reported that the work which was originally scheduled for April 4 and 5 was now rescheduled for April 11 and 12 as a consequence of the rain during the prior week.
- b. Update on Common Area clean-up to address potential wildfire hazard. The Manager reported that he is working in the vicinity of the second footbridge towards the tennis courts and anticipates completing the work during the coming week. He will then obtain an estimate from the Association's landscape contractor, ProScape, to remove the accumulated materials.
- c. Update on Common Area adjacent to 4812 Twin Valley Drive. On March 21, 2013, the Homeowner signed the letter provided to him in February.
- d. Update on fence behind 4613 Twin Valley Circle. The contractor removed the fence on March 21, 2013.
- e. Discussion and potential action on periodic covenant violations. Not addressed.
- f. Post Annual Meeting committee formation and membership. Motion by Mr. Harrison to ratify the appointments of Angela Clark, Ed Gardner, and John Wolfe as members of the ECC; Mr. Grant seconded the motion; the motion was unanimously adopted.
- g. Retention of professionals providing services to the Association.

Motion by Mr. Grant to ratify the retention of Greg Cagle for legal collection actions and Millie Brown as bookkeeper for the Association; the motion was seconded by Mr. Blanchard; the motion was unanimously adopted.

The Manager indicated that the air conditioner maintenance agreement was coming up for renewal. The Directors discussed the performance of the air conditioners. They agreed that proposals should be solicited from reputable air conditioning contractors to provide annual maintenance of the air conditioning units and from licensed electrical contractors to inspect the current equipment and propose any upgrades or improvements to the existing configuration. The Directors will provide the names of recommended contractors to be approached for proposals.

7. NEW BUSINESS: N/A

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: The Chair of the Committee, Mr. Blanchard, provided a report of the activities of the ECC during the past month.
- b. Communication Committee: Mr. Harter indicated that he will be issuing the newsletter shortly.
- c. Social/Activities Committee: The Chair of the Social Committee, Ms. Charlene Casillas, submitted a report discussing the Committee's activities during the past month and upcoming events.
- d. Welcome Committee: The Committee Chair provided a report on the activities of the Committee covering the past month.
- e. Reserve Committee: See item 6.a above. The Committee Chair, Mr. Grant indicated that upon completion of the resurfacing of Balsam Hollow and Lime Stone Circle, the capital projects scheduled for 2013 will be completed. He asked the Manager and Board Members to make a recommendation if they identify any other capital projects which should be considered.

9. NEXT REGULAR MEETING – May 13, 2013.

10. ADJOURNMENT: The meeting adjourned at 7:42 p.m.