

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

Date: September 9, 2013
pm

Time: 6:30

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. Grant, Mr. Dully, and Mr. Blanchard; and Manager Jesse Chargualaf. Director Mr. Harrison was not in attendance.
2. MEMBER FORUM: N/A
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: Regular Meeting of August 12, 2013.

Mr. Grant moved that the minutes of the regular meeting of August 12, 2013, be approved with certain corrections; Mr. Dully seconded the motion; the motion was adopted unanimously.

4. FINANCIAL REPORT

- a. August 2013 financial statements: Reviewed. The Treasurer reported that there were no other items in the current financials 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. Grant moved for acceptance of the financial report; Mr. Blanchard seconded the motion; the motion was adopted unanimously.
- b. Review delinquent accounts: Reviewed.

In Executive Session, the Directors discussed a lot which counsel to the Association previously had advised the Association was in arrearages regarding property taxes, other obligations, as well as Association homeowner assessments. The homeowner had approached the Manager the prior week about resolving the arrearages in homeowner assessments. After reconvening after Executive Session, Mr. Grant made a motion to authorize the President to initiate discussions with the homeowner and negotiate a reasonable resolution of the matter within parameters established by the Directors; the motion was seconded by Mr. Blanchard; the motion was adopted by a vote of 3 to 1, with Mr. Dully opposing.

With respect to other accounts, the Directors determined that no action was required at the current time as no additional accounts, other than the one discussed above, not already referred for collection under the Associations Collection Guidelines, were outstanding as of the date of the meeting. As of

August 31, 2013, the amount of the outstanding accounts was \$3,690; and as of September 11, 2013, the Manager reported that the amount had been reduced to \$3,195.

- c. Review of 2011–2012 Electric Bills. Discussed. Mr. Blanchard reported that he had talked to an Austin Energy customer representative but had not received appropriate satisfaction. Mr. Blanchard indicated that he will prepare a letter to be sent to a senior official at Austin Energy describing the reasons why the Association believes the bills in certain months of 2011 and 2012 were not accurate and requesting a meeting to resolve the apparent overbillings in those months.

5. MANAGER'S REPORT: Reviewed.

(See also Item 6.a under “Old Business”)

- a. (Ref Manager’s Report item 7): Mr. Dully indicated that the homeowner adjacent to the common area near Hickory Hollow in which there is a dead tree near the Austin Energy lines that could potentially damage the lines had enquired what the status of the matter was. Mr. Dully requested the Manager to again emphasize to Austin Energy the importance of the situation and urge them to promptly arrange for an inspector to evaluate it.
- d. (Ref Manager’s Report item 8.d): The Directors discussed the President’s contacting or sending a letter to the owners of the house at 6300 Ledge Mtn. Drive regarding concerns of excessive glare from their new metal roof and to inquire whether they have considered any proposals to address the matter.

Other than the above and the matters discussed in Item 6.a below under “Old Business,” no other matters in the Manager’s Report required discussion by the Directors.

6. OLD BUSINESS

- a. Update on Common Area clean-up to address potential wildfire hazard. Mr. Dully reported that the Manager and he will perform a walk-about inspection of the areas previously cleared to determine how they have fared since the last walk-about.
- b. Discussion and potential action on periodic covenant violations. Not addressed.
- c. Update on plan to remodel the Clubhouse office. No update.
- d. Further discussion of legal resources for the Association. Mr. Dully discussed a firm that he has advised does homeowner association work. He proposed that the President and he arrange a meeting with members of that firm.

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 the newsletter is ready to go out and will be provided through an email blast and posted on the website.
- c. Social/Activities Committee: The Summer Barbeque was held on August 18, 2013, and was a great success with approximately 80 attendees.
- d. Welcome Committee: The President reported that Ms. Arrott, the new Chairman of the Committee, and Ms. Castillo were considering the best approach to be taken in preparing the welcome basket for new homeowners.
- e. Reserve Committee: The Chairman of the Committee asked the Directors and the Manager to provide suggestions regarding what other items of infrastructure should be considered next for refurbishment and life extension given the street, clubhouse, tennis court , and swimming pool work accomplished in the past two years.

9. NEXT REGULAR MEETING – October 14, 2013.

10.ADJOURNMENT: The meeting adjourned at 8:29 p.m.