

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

Date: October 14, 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. Harrison, Mr. Grant, Mr. Dully, and Mr. Blanchard; and Manager Jesse Chargualaf. Director Mr. Harter was not in attendance.
2. **MEMBER FORUM:** The Directors discussed homeowner concerns regarding whether the owner of 6016 Mt. Bonnell Cove might be engaging in activities that contravene both City of Austin requirements and provisions of the Association's constituent documents. The Directors indicated that they would look into information pertaining to the situation.
3. **APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS:** Regular Meeting of September 9, 2013.

Mr. Grant moved that the minutes of the regular meeting of September 9, 2013, be approved with certain corrections; Mr. Blanchard seconded the motion; the motion was adopted unanimously.

4. FINANCIAL REPORT

- a. **September 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. The Directors discussed the resolution reached in connection with 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 results of the payment pursuant to the resolution are reflected on the September 2013 income and balance sheets and are the primary reason the homeowners dues collected substantially exceeded budget. With respect to other outstanding accounts, the Directors determined that no action was required at the current time as none of these accounts, other than those that that already been referred for collection under the Association's Collection Guidelines, were at the point for referral under the guidelines as of the date of the meeting. As of September 30, 2013, the amount of the outstanding accounts was \$2,295; and as of October 11, 2013, the Manager reported that the amount had been reduced to \$2,115.
- c. **Review of 2011-2012 Electric Bills.** Mr. Blanchard distributed the letter he had 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. The Directors discussed the next step, which would be to send a follow-up letter in three weeks if a response was not forthcoming from Austin Energy during the intervening period.

- d. The Directors discussed an analysis prepared by the Treasurer based on the actual financial results for the first nine months of 2013 and estimated results for the last three months of 2013 and projections for 2014 under two different scenarios. The Treasurer indicated that the analysis indicated that maintenance of the homeowner's monthly and annual fees at the current level would be adequate for 2014. Mr. Grant moved that the Directors approve continuation in 2014 of the current level of monthly and annual homeowner's fees; Mr. Blanchard seconded the motion; the motion was adopted unanimously.
5. **MANAGER'S REPORT:** Reviewed. The Directors discussed the standing trunk of a dead tree and cuttings which Austin Energy had left after trimming the tree to remove the potential risk to its electrical lines. The Directors asked the Manager to request a proposal from the Association's landscaping contractor, Proscape, to cut the trunk down and remove it and the cuttings left in the creek.

Other than the Item discussed above and in Items 6.a and 6.c below under "Old Business," no 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. The Manager reported that Mr. Dully and he had removed some dead trees and materials along the west side of Mt. Bonnell Dr. and the west corner of Twin Valley Dr. and Mtn. Villa Dr., which the Association's landscaping contractor, Proscape, removed pursuant to the proposal approved at the September meeting. In addition, the Manager removed and bagged materials from other areas which the City removed as part of its regular trash pick-up.
- b. Discussion and potential action on periodic covenant violations. Not addressed.
- c. Update on plan to remodel the Clubhouse office. The Manager reported that Mr. Harter had bought three fire-proof filing cabinets which were delivered October 2, 2013.
- d. Further discussion of legal resources for the Association. The Directors discussed the status of this matter.

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: No report as Mr. Harter was out of town.
- c. Social/Activities Committee: No report as the Committee Chair was out of town.
- d. Welcome Committee: No report.
- e. Reserve Committee: The Chairman of the Committee, Mr. Grant, asked the Directors and the Manager to provide suggestions regarding what 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. The

reserve study contemplates that certain retaining wall repairs would be performed in 2014, but it is not apparent that any walls require work at this time.

9. NEXT REGULAR MEETING - November 11, 2013.

10. ADJOURNMENT: The meeting adjourned at 7:49 p.m.