

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

Date: December 9, 2013
p.m.

Time: 6:30

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

1. **CALL TO ORDER:** 6:28 p.m. Present at the meeting: Directors Mr. Harter, Mr. Harrison, Mr. Grant, Mr. Dully, and Mr. Blanchard; Manager Jesse Chargualaf; and Homeowners Mr. and Ms. MacDonald.
2. **MEMBER FORUM:** The owners of 5827 West Slope Drive addressed the Directors regarding their concerns with the ECC's decision regarding two oak trees which were planted at 5836 West Slope Drive and indicated that they were formally objecting to the ECC's decision. The Chairman of the ECC explained the basis for the decision and the factors considered by the ECC. The Directors took the matter under advisement and indicated they would review further information regarding the concerns of the owners of 5827 West Slope Drive.
3. **APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS:** Regular Meeting of November 11, 2013.

Mr. Harrison moved that the minutes of the regular meeting of November 11, 2013, be approved with certain corrections; Mr. Blanchard seconded the motion; the motion was adopted unanimously.

4. FINANCIAL REPORT

- a. **November 2013 financial statements:** Reviewed. The Treasurer reported that there were no 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 and the collection earlier in the year of an account for a homeowner property that had previously been in arrears regarding taxes as well as other items. Mr. Grant moved for acceptance of the financial report; Mr. Dully seconded the motion; the motion was adopted unanimously.
- b. **Review delinquent accounts:** Reviewed. Motion by Mr. Grant to authorize the Association's attorney to initiate suit to collect Account 224 in the event the owner fails to satisfactorily respond to the most recent delinquency notification; seconded by Mr. Dully; the motion was unanimously adopted. The Directors determined that no other action was required at the current time on any other accounts, 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 as of the date of the meeting for referral under the guidelines. As of November 30, 2013, the amount of the outstanding accounts was \$2,115; and as of December 6, 2013, the Manager reported that the amount had been reduced to \$1,530.
- c. **Review of 2011-2012 Electric Bills.** Mr. Blanchard reported that Carla Cisco, an Austin Energy manager, had communicated to him that she intended to review the bills in the disputed months and if she found questionable billings would provide an appropriate

credit. Mr. Blanchard agreed to call Ms. Cisco in the event she does not contact him in the next two weeks.

5. MANAGER'S REPORT: Reviewed.

(Reference Item 4 of the Report) The Manager reported that during the seasonal maintenance of the air conditioning system, it was determined that the surge protector for the Clubhouse electrical system required replacement. He will inform the Directors of the cost of the replacement when the contractor provides it.

Other than the Item discussed above and discussed in Item 6.a, 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. Discussed. The Director walkabouts of the Common Area are ongoing. The Manager reported that the Association's landscape contractor, Proscape, had removed stacks of tree cuttings from trees uprooted by the heavy rains in November and completed removal of low tree branches that posed a threat of contact with the roofs of houses on Mt. Villa Drive and Lime Stone Circle.
- b. Discussion and potential action on periodic covenant violations. Not addressed.
- c. Discussion and potential action regarding compliance of 6016 Mt. Bonnell Cove with the Association's constituent documents and City of Austin requirements. The President reported that a response had been received from the owner of 6016 Mt. Bonnell Cove to the letter the President had sent with respect to compliance of 6016 Mt. Bonnell Cove with the Association's constituent documents and the City of Austin's requirements. Mr. Dully moved that the Association's attorney be authorized to send a letter to the owner of 6016 Mt. Bonnell Cove regarding the Association's concerns; seconded by Mr. Blanchard; the motion was unanimously adopted.

7. NEW BUSINESS: N/A

- a. Planning for the February 2014 Annual Meeting of the Members. Discussed. Motion by Mr. Grant that the Annual Meeting of the Members be held on February 19, 2014; seconded by Mr. Harrison; the motion was unanimously adopted.

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 reported that the latest newsletter had been sent to the homeowners in the first week of December
- c. Social/Activities Committee: Mr. Harter reported on the Holiday Party held on December 8, 2013. He also distributed to the Directors a list of proposed dates for events in 2014.
- d. Welcome Committee: Mr. Harter reported that the Committee was developing what items would be included in the welcome baskets.

- 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 over 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 - January 13, 2014.

10. ADJOURNMENT: The meeting adjourned at 8:06 p.m.