

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

Date: April 14, 2014

Time: 6:24 p.m.

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

1. **CALL TO ORDER:** 6:24 p.m. Present at the meeting: Directors Mr. Dully, Mr. Grant, and Mr. Schley; Manager Jesse Chargualaf; and the owner of 6115 Mtn. Villa Cove. Mr. Harter and Mr. Blanchard were not in attendance. In Mr. Harter's absence, Mr. Dully presided over the meeting.
2. **MEMBER FORUM:** The owner of 6115 Mtn. Villa Cove requested information regarding construction plans which had been submitted for 6118 Mtn. Villa Cove. The Directors advised her of their understanding of the status of ECC's review of the plans.
3. **APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS:** Regular Meeting of March 10, 2014.

Mr. Grant moved that the minutes of the regular meeting of March 10, 2014, be approved with certain corrections; Mr. Dully seconded the motion; the motion was unanimously adopted.

4. FINANCIAL REPORT

- a. March 2014 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. Mr. Grant moved for acceptance of the financial report; Mr. Dully seconded the motion; the motion was unanimously adopted.

- b. Review delinquent accounts: Reviewed. The Directors determined that no action was required at the current time on any accounts, as no accounts, other than those that had already been referred for collection under the Association's Collection Guidelines as of the date of the meeting, were at the point for referral under the guidelines. As of March 31, 2014, the amount of the outstanding accounts was \$2,250; and as of March 11, 2014, the Manager reported that the amount had been reduced to \$135.
- c. Review of 2011-2012 Electric Bills. Mr. Grant reported that on a related matter, the Association had received a "catch-up" bill of \$1,091 from Austin Energy ("AE") for the period August 2013 through March 2014. The bill appeared to be consequence of events related to the fact that after the renovation of the Clubhouse electrical entry in July 2013, the meter AE had installed an incorrect meter and since that installation, no kW demand had been billed by AE. The Association had requested AE to provide billing information for the "catch-up" bill, however, AE had indicated that it would be several weeks before it would be able to provide such information.
- d. Audit of 2013 Financial Statements. Discussed. The Manager has arranged for the accounting records to be provided to Bounds & Chatelain. Bounds & Chatelain had also filed the tax return extension for 2013 on March 15, 2014.

5. **MANAGER'S REPORT:** Reviewed. Other than as discussed below and in Items 6.e and 6.f under "Old Business," the Directors did not identify any matters in the Manager's Report which required action by them.

(Reference Paragraph 6 of the Manager's Report): The Manager provided a proposal from Integrity Paving & Coatings of \$700 to fill the cracks in the Clubhouse parking area with hot-pour asphalt/rubber compound. Mr. Grant moved that the Integrity Paving & Coating proposal be approved; Mr. Schley seconded the motion; the motion was unanimously adopted.

(Reference Paragraph 9 of the Manager's Report): The Directors discussed curb drains at certain locations that had been installed by the contractor constructing a given residence when the residence had been constructed. The Association's policy and practice is that such drains are the responsibility of the owner of the property served by the particular drain. The Directors discussed whether the Association could offer to coordinate potential replacement of the drains at the owners' option and reimbursement of the cost involved. Mr. Grant offered to outline a potential approach for the Director to consider along those lines.

6. **OLD BUSINESS**

- a. Update on Common Area clean-up to address potential wildfire hazard. The Manager and Mr. Dully will survey areas to determine whether additional clean-up might be desirable.
- 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 citation has been served on the owner, and the date for a response is April 21, 2014.
- d. Update on the appeal by the owner of 5827 Westslope Drive regarding the ECC's decision on oak trees planted at 5836 Westslope Drive. Not discussed.
- e. Update on Repair to the Playscape. Discussed. A second proposal for the refurbishment of the Playscape had been received from Kidstruction which indicated a cost in the neighborhood of \$13,000. The Directors discussed whether a less costly approach could be employed than included in two the proposals received to date. Mr. Dully and the Manager will look into this alternative including approaching the Association's insurance advisor regarding it.
- f. Update on tennis court condition and painting of the Clubhouse Exterior.

The Manager reported that Southern Painting had power-washed the exterior and prepped all surfaces and will do the painting over the three days during the period April 14 through 18, 2014.

The Manager reported that he will wait for a period of consistent sunny weather to allow the cracks in the tennis court to dry thoroughly and then apply the natural crack filler and paint the filled in cracks with a color matching the tennis court surface.

8. **COMMITTEE REPORTS:**

- a. **Environmental Control Committee:** The Chair of the Committee, Mr. Blanchard, provided a report on the activities of the ECC during the past month.

- b. Communication Committee: No report.
 - c. Social/Activities Committee: No report.
 - d. Welcome Committee: No report.
 - e. Reserve Committee: See Items 6.e and 6.f under “Old Business.
9. NEXT REGULAR MEETING - May 12 14, 2014.
10. ADJOURNMENT: The meeting adjourned at 7:28 p.m.