

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

Date: June 9, 2014

Time: 6:30 p.m.

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. Dully, Mr. Grant, Mr. Blanchard and Mr. Schley; and Manager Jesse Chargualaf.
2. MEMBER FORUM: N/A
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: Regular Meeting of May 12 10, 2014.

Mr. Grant moved that the minutes of the regular meeting of May 12, 2014, be approved; Mr. Schley seconded the motion; the motion was unanimously adopted.

4. FINANCIAL REPORT

- a. May 2014 financial statements: Reviewed.

The Treasurer reported that costs were included in the Building and Grounds Maintenance category that should be capitalized as they pertain to the refurbishment and extension of the life of the Playscape. He will check with the Bookkeeper to do so. Also, he will check with the Bookkeeper about whether the catch-up salary payment to the Manager has been made. Other than for these items, there were no items in the current financials of note, and the results are generally in line with the budget. Mr. Dully moved for acceptance of the financial report; Mr. Schley 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 April 30, 2014, the amount of the outstanding accounts was \$2,210; and as of June 6, 2014, the Manager reported that the amount had been reduced to \$1,265.
 - c. Review of 2013-2014 Electric Bills. Mr. Blanchard passed out a reconciliation of the Austin Energy bills for the period October 2013 through May 2014. With the reconciled amounts, the bill at the end of May reflects a \$482.45 credit balance. The questions the Association raised with AE have been resolved Mr. Blanchard reported.
 - d. Audit of 2013 Financial Statements. Discussed. Bounds & Chatelain have the 2013 records and have not requested any further information regarding their conduct of the audit.
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 7(d) of the Manager's Report): Mr. Dully will work with the Manager regarding the removal of a diseased Spanish Oak that could present a hazard to the house at 4701 Hickory Hollow. The general plan would be to remove the tree and contract with the Association's landscape contractor, ProScope, to remove the cut materials.

6. OLD BUSINESS

- a. Update on Common Area clean-up to address potential wildfire hazard. Not Addressed.
- b. Discussion and potential action on periodic covenant violations. Not Addressed.
- c. Update on the appeal by the owner of 5827 Westslope Drive regarding the ECC's decision on oak trees planted at 5836 Westslope Drive. The President reported that he had provided to the owners of 5836 Westslope Drive with the agreement to sign memorializing their commitment, upon reasonable notice from the Association, to trim the oak tree should it intrude above the ridgeline of the house.
- d. Update on Repair to the Playscape. The Manager reported that he had applied waterproofing to the posts supporting the Playscape, repainted the red and yellow pipes, and reset an anchor on the pipe railing
- e. Update on tennis court condition. The Manager reported that in June he intended to complete sealing the cracks in the tennis courts.
- f. Discussion and potential action on replacement of the Clubhouse air conditioner thermostat and control. The President reported on the results of his discussion of the matter with Mr. Drazic and stated he would follow-up on coming up with a plan to address enhanced control of the air conditioning system.

7. NEW BUSINESS:

- a. Discussion and potential action regarding a helipad near the Design Center. The President provided a communication received on June 4, 2014, stating that the developer had withdrawn his site application filed with the City. Consequently, for the time being, no action regarding this matter was required.

8. RECESS FOR EXECUTIVE SESSION:

At 7:14 p.m., the Directors recessed for Executive Session to discuss and consider potential action regarding litigation commenced by the Association involving the compliance of 6016 Mt. Bonnell Cove with the Association's constituent documents and the City of Austin's requirements. The Directors reconvened at 7:19 p.m. following the recess for Executive Session. The President stated that during the recess, the Directors discussed the procedural status of the litigation, and that he and Mr. Dully would consult with legal counsel on the next steps to take.

9. 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: The Chair of the Committee, Mr. Harter, provided a report on the activities of the Committee during the past month.
- c. Social/Activities Committee: The Chair of the Committee, Ms. Casillas, provided a report on the activities of the Committee during May and anticipated future events, including upcoming book club discussion in June, a wine social in June, and the Summer Barbeque in August. She also reported that the console for the book and CD exchange had been found and that she would negotiate the amount to be paid for it down to the amount authorized by the Board of Directors.
- d. Welcome Committee: The Chair of the Committee, Ms. Casillas, provided a report on the activities of the Committee through the date of the meeting which included delivering welcome baskets to five new homeowners.
- e. Reserve Committee: See Items 6.d and 6.e under "Old Business."

10. NEXT REGULAR MEETING - July 14, 2014.

11. ADJOURNMENT: The meeting adjourned at 7:29 p.m.