

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

**Date:** August 11, 2014  
p.m.

**Time:** 7:00

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

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1. **CALL TO ORDER:** 7:00 p.m. Present at the meeting: Directors Mr. Harter, Mr. Dully, Mr. Grant, Mr. Blanchard and Mr. Schley; homeowner of 5836 Westslope Drive; and Manager Jesse Chargualaf.
2. **MEMBER FORUM:** The homeowner of 5836 Westslope Drive inquired regarding the Association's approach to planted trees on properties with a deeded height restriction. The approach was discussed by the Directors and the homeowner.
3. **APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS:** Regular Meeting of July 14, 2014. Mr. Grant moved that the minutes of the regular meeting of June 14, 2014, be approved with certain corrections; Mr. Blanchard seconded the motion; the motion was unanimously adopted.
4. **FINANCIAL REPORT**
  - a. July 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. Blanchard 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 July 31, 2014, the amount of the outstanding accounts was \$1,940; and as of August 8, 2014, the Manager reported that the amount had been reduced to \$545.
  - c. Update on Audit of 2013 Financial Statements. Discussed. The Treasurer indicated that the auditor had requested information on depreciation and the treatment of the reserve which had been provided. In addition, the auditor will be requesting certain information from the Association in connection with the sampling of pre-paid homeowner fees as of 12/31/13 and a date in 2014.

The Treasurer reported that he had attempted to contact Jim Andrews, the professional engineer who had prepared the prior maintenance study for the Association in 1995, but had gotten no response. He enquired whether any of the Directors might know a professional engineer who could be approached about inspecting the Association's physical infrastructure and making recommendations in connection with future restoration and refurbishment requirements. Mr. Harter indicated that he might be able to provide a possible candidate the Association could talk to about such an assessment of the Association's physical infrastructure.

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

(Reference Paragraph 4 of the Manager's Report): Mr. Grant made a motion to authorize up to \$2,000 to purchase either Sage or Mountain Laurel plants for installation in the bare area at the intersection of Lookout Mtn. Drive and Northwest Place; the motion was seconded by Mr. Schley; the motion was unanimously adopted.

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 tennis court condition and repair. The Manager reported that he had commenced filing in the cracks, but required more filler and paint to complete the job. The contractor who previously performed the refurbishment of the tennis court, Patriot, will deliver the materials next week.
- d. Discussion and potential action on replacement of the Clubhouse air conditioner thermostat and control. Mr. Grant made a motion that the President's acceptance of Mr. Drazic's proposal to replace the thermostat and control at a cost of \$744 which was completed in July be ratified; the motion was seconded by Mr. Schley; the motion was unanimously adopted.
- e. Discussion and potential action regarding the Associations policies regarding the rental of homes. The Directors discussed the timing of mailing the letter to the homeowners advising them: (i) that the Cat Mountain Villas is limited exclusively to single family homes by both the Covenants and City zoning restrictions and that this means that subdividing a home into separate living quarter is prohibited and (ii) informing them that the Association takes the matter seriously and will take appropriate action should facts come to its attention that a violation is occurring.

7. NEW BUSINESS: N/A

8. RECESS FOR EXECUTIVE SESSION:

At 7:37 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 7:41 p.m. following the recess for Executive Session. The President stated that during the recess, the Directors discussed the judgment that was filed earlier in the month.

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 reported that he was in discussion with PEEL Publishing to outsource the newsletter. There would be no cost to the Association for monthly production and mailing of the newsletter. PEEL

would provide a shell for the newsletter with items of potential interest to the Homeowners, and the Association could include its own content. Mr. Harter also discussed activities related to updating the website and indicated the update is expected to cost around \$300.

- c. Social/Activities Committee: The Chair of the Committee, Ms. Casillas, provided a report of the activities of the committee and upcoming events which include the Summer Barbeque scheduled for Sunday, August 17, 2014, and Wine Club socials and meetings of the Book Club.
- d. Welcome Committee: The Chair of the Committee, Ms. Casillas, provided a report which indicated that welcome baskets were delivered to seven new homeowners during July and will be delivered to five new homeowners in August.
- e. Reserve Committee: See Item 4.c under "Financial Report" and Items 6.c and 6.d under "Old Business."

10. NEXT REGULAR MEETING - October 13, 2014.

11. ADJOURNMENT: The meeting adjourned at 8:04 p.m.