

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

Date: September 8, 2014

Time: 6:30 p.m.

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

1. CALL TO ORDER: 6:31 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 August 11, 2014. Mr. Grant moved that the minutes of the regular meeting of June 14, 2014, be approved with certain corrections; Mr. Dully seconded the motion; the motion was unanimously adopted.

Correction to Regular Meeting of July 14, 2014. Mr. Grant noted that the minutes of the July 14, 2014 Regular Meeting approved on August 11, 2014 failed to reflect the correct amount authorized for the Summer Barbeque that was scheduled for Sunday, August 17, 2014, the correct amount is \$900. Mr. Grant moved that the minutes of the regular meeting of June 14, 2014, be so corrected; Mr. Schley seconded the motion; the motion was unanimously adopted.

4. FINANCIAL REPORT

- a. August 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 \$1,545; and as of September 5, 2014, the Manager reported that the amount had been reduced to \$1,020.
- c. Update on Audit of 2013 Financial Statements. Discussed. The Treasurer indicated that the auditor had requested information regarding the Association's practices to prevent and detect potential fraud. He coordinated with the President and Vice President in preparing a response which had been provided to the auditor.

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 regarding

recommendations in connection with future restoration and refurbishment requirements, but had gotten no response. The manager offered to see if he could provide current contact information from Mr. Andrew. Mr. Harter indicated that he had contacted a professional engineer about this matter. Mr. Harter will provide that person with a copy of the 1995 study to determine the scope of what the Association was considering and assess the data already developed on the subject.

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 1(a) of the Manager's Report): The Directors discussed obtaining a separate standard WIFI router for the swimming pool area.

(Reference Paragraph 1(b) of the Manager's Report): The Directors authorized reimbursement to the Manager in the amount of \$145.13 for his making the renewal of the website/Domain Name on his credit card by internet.

(Reference Paragraph 3(a) of the Manager's Report): The Directors discussed the repair to the paving adjacent to 6100 Twin Ledge Cove. The Manager will add repair to the Fern Hollow paving to the proposed work and obtain additional proposals.

6. OLD BUSINESS

- a. Update on Common Area clean-up to address potential wildfire hazard. The Directors discussed the fire which occurred at Mesa Blvd. and Spicewood Springs Rd. Mr. Dully indicated that the area involved differed from the areas within the Association's Common Areas, as there had been a lack of attention given to the area at Mesa Blvd. and Spicewood Springs Rd., and refuse and dead materials had been allowed to accumulate there. When the weather gets cooler, Mr. Dully indicated that he intended to resurvey of the Association's Common Areas.
- 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 continued filing in the cracks, and had received from Patriot, the contractor who previously performed the refurbishment of the tennis court, more filler and paint to complete the job. He will complete the work in the coming week, including leveling a 160 foot length of the northeast walkway, sprinkling sand on the surface of the concrete to improve traction, and painting it.

7. NEW BUSINESS: N/A

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: The Chair of the Committee, Mr. Harter reported that he was making progress with PEEL Publishing to outsource the newsletter at no cost to the Association

and anticipated that the arrangement would be in place for a newsletter to go out no later than December.

- 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 Wine Club socials and meetings of the Book Club. Mr. Harter reported on the Summer Barbeque held on August 17, 2014 which was well attended and enjoyed by the participants. The Directors discussed the advisability of holding a children's Halloween party on the night of October 31, 2014. The consensus was that children will be going to other events on the 31st, so an Association event would not provide a needed or desirable event for the residents' children.
- d. Welcome Committee: The Chair of the Committee, Ms. Casillas, provided a report which indicated that welcome baskets were delivered to five new homeowners during August.
- e. Reserve Committee: See Item 4.c under "Financial Report," the last entry under "Manager's Report," and Item 6.c under "Old Business."

9. NEXT REGULAR MEETING – October 13, 2014.

10. ADJOURNMENT: The meeting adjourned at 7:27 p.m.