

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

Date: October 13, 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 September 8, 2014. Mr. Grant moved that the minutes of the regular meeting of September 8, 2014, be approved with certain corrections; Mr. Blanchard seconded the motion; the motion was unanimously adopted.

4. FINANCIAL REPORT

- a. September 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. 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 September 30, 2014, the amount of the outstanding accounts was \$1,935; and as of October 10, 2014, the Manager reported that the amount had been reduced to \$855.
- c. Update on Audit of 2013 Financial Statements. Discussed. The audit is complete. The auditor has indicated that he has completed the audit. The audit report likely is expected after the press of work associated with the September tax extension is past.

The Treasurer reported that based on the recommendation of Jim Andrews, who no longer does work in Austin, he had contacted Marc Arnold, a professional engineer in Austin, regarding performance of a survey of the current condition of the Association's infrastructure and development of maintenance plan. Based on the study Andrews prepared for the Association in 1996, Mr. Arnold preliminarily estimates that a similar study will cost in the range of \$16,000 to \$20,000 to perform. Mr. Arnold will prepare a formal proposal on request. The President stated that he had been in contact with James Bufkin, another professional engineer, about performing such a study. The President will renew his contact with Mr. Bufkin, as Mr. Bufkin is currently out of town.

d. Discussion and potential action on members' dues for 2015:

After discussion, Mr. Grant made a motion that the property owners' dues for 2015 be increased to \$47.00 a month; the motion was seconded by Mr. Blanchard; the motion was unanimously adopted.

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 3(a) of the Manager's Report): The Directors discussed the obligation of a homeowner to maintain trees on his/her property that impinge upon and impede use of paved roadways within the Association's area. The President will prepare a letter to the owner of 4857 Twin Valley Drive discussing the Manager's action of trimming a Flowering Lotus on that property which had grown out and sagged onto Lookout Mtn. Drive obstructing pedestrian and vehicular traffic on the road and advising him of his obligation to properly maintain vegetation on his property.

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. No reported violations.
- c. Update on tennis court condition and repair. The Manager reported that he had completed sealing all cracks on the courts, leveled a 160 foot length of the northeast walkway, sprinkling sand on the surface of the concrete to improve traction, and painting it, and cleared away oak and cedar branches that were hanging into the courts. The Manager will consult with Mr. Dully regarding whether other branches should be removed around the perimeter of the courts.

7. NEW BUSINESS:

- a. Discussion and potential action on the current plan of 6118 Mtn. Villa Cove.

Mr. Blanchard, the Chairman of the Environmental Control Committee ("ECC") reported that the ECC had reviewed the revised plans and denied approval, which decision had been communicated to the property owners.

- b. Discussion and potential action on proposals for paving work at Twin Ledge Cove and Fern Hollow.

After discussion, Mr. Blanchard moved that the Association accept the proposal of Drive Asphalt Design to perform the removal and restoration work on the designated portions of Twin Ledge Cove and Fern Hollow in the amount of \$4,167.66; Mr. Schley seconded the motion; the motion was unanimously adopted.

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 expected to provide PEEL Publishing with content for a newsletter to be mailed to homeowners in November.
- 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, a presentation by Elsie Bright on the initiative regarding rewriting the City of Austin's Land Development Code, 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 seven new homeowners during August.
- e. Reserve Committee: See Item 4.c under "Financial Report," Item 6.c under "Old Business," and Item 7.b under "New Business."

9. NEXT REGULAR MEETING – November 10, 2014.

10. ADJOURNMENT: The meeting adjourned at 7:24 p.m.