

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

Date: November 10, 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; Manager Jesse Chargualaf; and owners of 6118 Mtn. Villa Cove.
2. MEMBER FORUM: N/A.
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS:

Regular Meeting of October 13, 2014. Mr. Grant moved that the minutes of the regular meeting of September 8, 2014, be approved with certain corrections proposed by him and Mr. Dully; Mr. Blanchard seconded the motion; the motion was unanimously adopted.

4. FINANCIAL REPORT

- a. October 2014 financial statements: Reviewed. The Treasurer reported that with the exception of the amounts recorded for water and electricity during October, 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.

As a follow-up to the above discussion, the Manager will assemble the utility bills for earlier in 2014 and furnish them to Mr. Grant to review in connection with the October amounts.

- 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 October 31, 2014, the amount of the outstanding accounts was \$2,115; and as of September 10, 2014, the Manager reported that the amount had been reduced to \$945.
 - c. Update on Audit of 2013 Financial Statements. Discussed. The auditor has indicated that he has completed the audit, but has not indicated when he expects to complete the report.
5. MANAGER'S REPORT: Reviewed. Other than as discussed below, the Directors did not identify any matters in the Manager's Report which required action by them.

(Reference Paragraph 5 of the Manager's Report): The Directors discussed the cause of increased cost of the pavement repair at Twin Ledge Cove. After removal of the old asphalt, it

was discovered that a 4-inch slab of concrete beneath the asphalt had been uplifted by an oak tree root and had cracked. Therefore the contractor had to cut and remove the broken concrete, excavate the affected portion of the road base, and remove the root. Mr. Grant moved that the increased cost of \$582.34 for this increase in the scope of work be approved; Mr. Blanchard seconded the motion; the motion was unanimously adopted.

In connection with the road repair activities, the President indicated that Westslope Cove could use repair. The Manager will seek proposals in connection with possible repair of Westslope Cove.

(Reference Paragraph 7.a of the Manager's Report): The Manager will advise the Environmental Control Committee ("ECC") that the prerequisites exist for commencement of the review of the plan for the proposed privacy fence to be installed at back, when he receives the closing documents confirming that the purchaser who submitted the plan is now an Association Member.

(Reference Paragraphs 7.e. of the Manager's Report): The president will contact the homeowners on Fern Hollow and Goldflower Hollow regarding the various matters raised by their neighboring homeowner.

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. None reported.
- c. Discussion and potential action on the retention of a professional engineer to perform an evaluation of the Association's infrastructure to develop a multi-year maintenance plan. The Directors discussed a proposal provided by Bufkin Engineering. Based on the discussion, the President will contact Mr. Bufkin for clarification of the scope of his proposal.
- d. Discussion and potential action on the current plan of 6118 Mtn. Villa Cove. The Directors discussed with the owners of 6118 Mtn. Villa Cove their request to extend the street and sought clarification regarding various aspects of the plan. The President will contact the Association's attorney to draft an appropriate proposed agreement addressing this request for consideration by the Directors.

7. NEW BUSINESS: Not Addressed

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 early

December. Mr. Harter indicated that the mailing would allow property owners to receive the form for submission of nomination as a Director to fill the vacancies in February 2015.

- 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 December Holiday Party, 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 a welcome basket will be delivered to a new homeowner who closed on a property in October.
- e. Reserve Committee: See Item 6.c under "Old Business."

9. NEXT REGULAR MEETING – December 8, 2014.

10. ADJOURNMENT: The meeting adjourned at 8:19 p.m.