

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

**Date:** December 8, 2014

**Time:** 7:00 p.m.

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

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1. CALL TO ORDER: 7:01 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 November 10, 2014. Mr. Dully moved that the minutes of the regular meeting of November 10, 2014, be approved with certain corrections; Mr. Blanchard seconded the motion; the motion was unanimously adopted.

4. FINANCIAL REPORT

- a. November 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. The items for utility bills noted in the results for October 2014 reflected the timing of bills which generally have been evened up in the November results. 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 November 30, 2014, the amount of the outstanding accounts was \$2,085; and as of December 5, 2014, the Manager reported that the amount had been reduced to \$960.
  - c. Update on Audit of 2013 Financial Statements. Discussed. The auditor has indicated that he will be preparing the final documents and expects to have them to the Association in shortly.
5. MANAGER'S REPORT: Reviewed. The Directors did not identify any matters in the Manager's Report which required action by them.
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. The Directors discussed Mr. Bufkin's clarification of the scope of the Bufkin Engineering proposal provided by the President which addressed questions at the November meeting. Mr. Grant moved for acceptance of the Bufkin Engineering proposal; Mr. Blanchard seconded the motion; the motion was unanimously adopted
- d. Discussion and potential action on the current plan of 6118 Mtn. Villa Cove. The President will coordinate with the Association's attorney related to the property owners' request as reported in November.

#### 7. NEW BUSINESS:

- a. Planning for the February 2015 meeting of the Members. The Directors reviewed and approved the President's draft of the nomination form which will be included in the newsletter that will be mailed to the members in mid-December requesting the nomination form to be filed by January 6, 2015.
- b. Discussion and potential action regarding vegetation in the Common Area between Mtn. Villa Cove and 6110 Mtn. Villa Circle. Not discussed.

#### 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 and added that a side fence at 5909 Mt. Bonnell Rd. had also been approved at the most recent ECC meeting.
- b. Communication Committee: The Chair of the Committee, Mr. Harter reported on the content for the December newsletter and the activities related to restoring information and capabilities to the website that had ceased to be effective given the age of the program used for the site. He stated that he and the consultant would be working on integrating the site content with the most recent version of WordPress and that he expected the cost would be \$300. Once the upgrade was completed, missing content will be restored and other content updated.
- c. Social/Activities Committee: The Directors discussed the success of the Holiday Party. As a token of appreciation for the efforts by the Chair of the Social/Activities Committee in organizing the Holiday Party and all the other activities during 2014, Mr. Dully moved that a gift certificate of \$100 from Fonda San Miguel be presented to the Chair; Mr. Grant seconded the motion; the motion was unanimously adopted.
- d. Welcome Committee: No report.
- e. Reserve Committee: See Item 6.c under "Old Business."

#### 9. NEXT REGULAR MEETING – January 12, 2015.

10. ADJOURNMENT: The meeting adjourned at 8:15 p.m.