

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

Date: January 12, 2015

Time: 7:00 p.m.

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

1. CALL TO ORDER: 6:40 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 December 8, 2014. Mr. Dully moved that the minutes of the regular meeting of December 8, 2014, be approved with certain corrections; Mr. Blanchard seconded the motion; the motion was unanimously adopted.

4. FINANCIAL REPORT

- a. December 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. Dully 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 December 31, 2014, the amount of the outstanding accounts was \$2,085; and as of January 9, 2015, the Manager reported that the amount had been reduced to \$936.

- c. Update on Audit of 2013 Financial Statements. The Manager reported that the auditor has been incapacitated as a result of the aftermath of knee surgery, but expects to prepare the final documents and 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 President reported that the Bufkin Engineering proposal had been signed and that he had been advised that Bufkin will contact the Manager in connection with the commencement of the on-site survey.
- d. Discussion and potential action on the current plan of 6118 Mtn. Villa Cove. The President circulated a draft agreement covering the work in the Common Area. The Directors discussed the draft and will provide comment to the President.
- e. Planning for the February 2015 Annual Meeting of the Members. The Directors provided comments and revisions to the materials to be mailed to the Members for the February 18, 2015 meeting.
- f. Discussion and potential action regarding vegetation in the Common Area between Mtn. Villa Cove and 6110 Mtn. Villa Circle. The Directors discussed possible means of addressing the area.

7. NEW BUSINESS:

- a. Discussion and potential action on the excavation at 6209 Mtn. Villa Drive. The Chair of the ECC reported on the actions the homeowner proposes to take regarding stabilizing the western end of the excavated area.

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 on 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 Chair of the Committee, Ms. Casillas, submitted a report including upcoming events that include Book Club discussions and expected Wine Club Socials. She also indicated that content for the Newsletter would be welcomed.
- d. Welcome Committee: The Chair of the Committee, Ms. Casillas, submitted a report indicating that a welcome basket will be delivered to the new owners at 5909 Mt. Bonnell Rd. in January.
- 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.