

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

Date: February 9, 2015

Time: 6:30 p.m.

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

1. CALL TO ORDER: 6:30 p.m. Present at the meeting: Directors Mr. Harter, Mr. Dully, Mr. Grant and Mr. Blanchard; and Manager Jesse Chargualaf. Director Richard Schley was unable to attend and provided Mr. Blanchard with his written proxy.
2. MEMBER FORUM: N/A.
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS:

Regular Meeting of January 12, 2015. Mr. Grant moved that the minutes of the regular meeting of January 12, 2015, be approved with certain corrections; Mr. Dully seconded the motion; the motion was unanimously adopted.
4. FINANCIAL REPORT
 - a. January 2015 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. Dully 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 \$3,799; and as of February 6, 2015, the Manager reported that the amount had been reduced to \$3,067.
 - c. Update on Audit of 2013 Financial Statements. The Treasurer reported that on the prior Thursday, he spoken to Lyn Silvas at Bounds Chatelain about setting up a meeting with the President and Treasurer and Auditor to review the finalized audit.
 - d. Approval of the final budget for 2015. The Directors reviewed the final budget for 2015 updated to reflect the final results of 2014. Mr. Grant made a motion that the final budget presented to the meeting be approved; Mr. Blanchard seconded the motion; the motion was unanimously adopted.
5. MANAGER'S REPORT: Reviewed. With the exception of the matter discussed below and those under "Old Business," Items 6.a, 6.e, and 6.f below, the Directors did not identify any matters in the Manager's Report which required action by them.

(Reference the Manager's Report, item 5.b) The manager reported on and the Directors discussed the problems with the wiring for the Clubhouse porch and ground lights and Pool motor. The President proposed that the association's electricians, Efficient AC and Electrical, provide a proposal to abandon in place the existing faulty wiring, install a new wiring system, and also replace the pool lights with new low voltage ones.

6. OLD BUSINESS

- a. Update on Common Area clean-up to address potential wildfire hazard. The manager reported that he will have the Association's landscape contractor, Proscap, remove some compromised trees in the vicinity of the Clubhouse and Tennis Courts and remove debris in the Common Area left by unidentified parties.
- 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 as a result of the recent persistent rain, Bufkin Engineering had not been able to 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 Directors discussed further the draft agreement for the work in the Common Area proposed by the owners of 6118 Mtn. Villa Cove. Following final comments from the Directors, the President will ask the Association's Attorney to finalize the agreement so it will be available should the owners indicate that they intend to proceed with the proposed work.
- e. Planning for the February 2015 Annual Meeting of the Members. The Directors discussed various matters related to the preparation for Annual Meeting of the Members which will be held on February 18, 2015. The number of proxies received and additional efforts to solicit proxies were discussed. Also discussed were potential approaches to reminding all owners to make the adjustment to their payment procedures to recognize the \$2.00 increase in the monthly fees for 2015. In addition, an omission that occurred in the finalization of one of the candidate's statement on the reverse side of the ballot was discussed.
- f. Discussion and potential action regarding vegetation in the Common Area between Mtn. Villa Cove and 6110 Mtn. Villa Circle. The Directors discussed the approach of addressing the portion of the Common Area between Mtn. Villa Cove and 6110 Mtn. Villa Circle by placing stones and planting Primrose Jasmine. Mr. Dully offered to work with the Manager and the Association's landscape Contractor, Proscap, in conducting the work agreed by the Directors.

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. In addition, Mr. Blanchard summed up his tenure as the ECC Chair and stated that he had requested that Angela Clark, a current ECC member, replace him as the Chair as of the Annual Meeting. The Directors thanked Mr.

Blanchard for his services and efforts on behalf of the members during his years as the Chair of the ECC.

- b. Communication Committee: The Chair of the Committee, Mr. Harter, reported on activities related to integrating the website 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 describing recent events that included Book Club discussions and a Champagne Wine Club Social at the Clubhouse. 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 two welcome baskets will be delivered to the new owners at Beechwood Hollow and Twin Valley Drive in February.
- e. Reserve Committee: See Item 6.c under "Old Business."

9. NEXT REGULAR MEETING – March 9, 2015.

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