

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

**Date:** March 9, 2015

**Time:** 6:30 p.m.

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

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1. CALL TO ORDER: 6:30 p.m. Present at the meeting:  
Directors: Bryan Harter, Marc Dully, Richard Schley, Davison Grant, Ken Nirenberg  
Manager: Jesse Chargualaf.
2. MEMBER FORUM: Suzie Chase, constituent liaison for District 10 Council Member Sheri Gallo, attended. She provided us information concerning their activities and future events. On March 21, there will be a task force meeting at the Austin Board of Realtors building from 1:00-4:00 PM. Topics will be Parks & Open Spaces and Public Safety. There will also be a Town Hall meeting at the 3M Innovation Center on RM2222 from 6:30-8:00 PM on April 1. We provided Ms. Chase with two areas of concern at CMHOA. We asked her to check on school boundaries that affect the Association and also on the possibility of the city assuming responsibility for our private roads. She said she would look into these matters.
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS:  
  
Regular Meeting on 2/9/2015: Unanimously approved with minor corrections.  
  
Special Meeting of the Board of Directors on 2/18/2015: Unanimously approved with minor correction.
4. FINANCIAL REPORT
  - a. February 2015 financial statements: Reviewed. Some discussion of whether to expense or capitalize an amount incurred to investigate and make temporary repairs to the outdoor wiring at the Clubhouse, since the contractor will be providing a proposal for a temporary fix, including replacement of the pool lighting. Decided to expense these temporary fixes. The Treasurer reported that there were no other items in the current financials of note. Acceptance of financials approved unanimously.
  - b. Review delinquent accounts in accordance with the Collection Policy: Reviewed and determined to be in good shape. Need ongoing reminders to homeowners about 2015 increase in dues, by \$2.00, to \$47.00. This will be done via the CMHOA newsletter. Current delinquencies total \$2,819.50.
5. MANAGER'S REPORT: Reviewed and approved. Discussed the following:
  - a. The Manager seems to think that he has been overpaid up to this point in 2015. The Treasurer stated this is not the case. The budget contains a 3% increase in the Manager's base salary, and upon final approval at this meeting, the bookkeeper will be advised to make appropriate adjustments.

- b. Discussed the request for a street sign on the south end of Twin Ledge Circle. The existing sign is at the north end of the circle where south bound traffic on Mt. Villa Drive encounters the circle, there us no indication the present sign location has affected mail delivery, as no other homeowners have indicated that they have not been receiving their mail, and installation of another sign would be quite costly because it is an Association road. No action will be taken.

## 6. OLD BUSINESS

- a. Update on Common Area clean-up to address potential wildfire hazard. In progress.
- b. Discussion and potential action on periodic covenant violations. None reported.
- c. Discussion of the Association's infrastructure and development of a multi-year maintenance plan by Bufkin Engineering. Received and reviewed the Bufkin report. Determined which walls that were classified as needing significant repair are homeowner responsibility and which are the Association's. Of these, we decided to put out for bid those walls which are the Association's. The President will draft a letter to be sent to homeowners whose walls the report indicated to be structurally unsound so they can take appropriate action.
- d. Discussion and potential action on the current plan of 6118 Mtn. Villa Cove. An agreement has been drafted. We are waiting for the homeowner to get back to us with their decision on proceeding.
- e. Update on landscaping and vegetation in the Common Area between Mtn. Villa Cove and 6110 Mtn. Villa Circle. According to the Manager, all work has been satisfactorily completed.

## 7. NEW BUSINESS:

- a. Appointment of Committee Members to serve until the next Annual Meeting. The following list was unanimously approved:
  - ECC Members: Angela Clark, Joanie Arrott, Elise Bright, Ed Gardner, John Wolf
  - Social/Welcoming Committee: Charlene Casillas
  - Communications Committee: Bryan Harter
  - Reserve Committee: Davison Grant
- b. Other post-Annual Meeting matters, retention of professionals, and related administrative matters.

Unanimously approved a salary increase of 3% for the Manager. The Manager's base salary for 2015 is \$63,262, and the Treasurer will advise the bookkeeper to make appropriate adjustments.

Unanimously approved the following list of professionals and other help until the next annual meeting:

Millie Brown	Bookkeeping
Gregory Cagle	Legal
Ray Scarborough	Website

- c. Responsibility for cleaning algae from sidewalks on city streets. The city is responsible, but is lax in carrying out this duty. Therefore, the Manager removes the algae when a problem is noted.
  - d. Asked about the possibility of adding solar PVs to clubhouse to reduce electricity cost. Ken Nirenberg will investigate.
8. COMMITTEE REPORTS: All committee reports were reviewed and unanimously approved.
- a. Environmental Control Committee: The Chair of the Committee, Angela Clark, provided a report on the activities of the ECC during the past month. It consisted of one project for skylight additions that was approved by the ECC.
  - b. Communication Committee: The Chair of the Committee, Bryan Harter, reported on the activities related to updating the Association website and restoring contents that has disappeared
  - c. Social/Activities Committee: The Chair of the Committee, Charlene Casillas, submitted a report including recent and upcoming events that included ongoing Book Club discussions and the Annual Easter Egg Hunt on Saturday 3/28 12:00-2:00 PM.
  - d. Welcome Committee: The Chair of the Committee, Charlene Casillas, submitted a report indicating that a welcome basket will be delivered to the new owners at 5911 NW Place in April.
  - e. Reserve Committee: See item 6.c under "Old Business" above.
9. NEXT REGULAR MEETING – April 13, 2015.
10. ADJOURNMENT: The meeting adjourned at 8:26 PM.