

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

Date: May 11, 2015
p.m.

Time: 6:30

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

1. **CALL TO ORDER:** 6:30 p.m. Present at the meeting:
Directors: Richard Schley (presiding), Marc Dully, Davison Grant, Ken Nirenberg
Manager: Jesse Chargualaf
Absent: Bryan Harter (on vacation)
2. **MEMBER FORUM:** Taylor Smith, Policy Aide for District 10 (D10) Council Member Sheri Gallo, attended. We discussed:
 - The D10 office is following up on the 4713 Twin Valley Drive situation. Taylor informed us that there are many “party houses” and short term rental situations in D10. We explained that our situation at 4713 is not a garden variety party house. We have not received any feedback from APD about progress. D10 will look into this and try to keep us posted on progress.
 - He will also look into our school district boundary issue and the possibility of the city taking over our private roads.
 - He provided us information about the Austin Oaks PUD. The developer will be sending out a mailer to educate the public on their proposed development. One of the key items that they don’t think the public understands is the alternative to the PUD. The alternative is that normal zoning rules would apply and might be worse for the neighborhoods than the PUD.
3. **APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS:** Regular Meeting on 4/13/2015 approved with revisions, and Special Meeting on 4/28/2015 approved as presented.
4. **FINANCIAL REPORT**
 - a. April 2015 financial statements: Reviewed. An out-of-budget line item for office supplies appears because of adjusting entries made for the recent audit. Otherwise, the financial reports contain no questionable items. Acceptance of financials approved.
 - b. Review delinquent accounts in accordance with the Collection Policy: Reviewed and determined to be in excellent shape. Current delinquencies total \$517.
5. **MANAGER'S REPORT:** Reviewed and approved. The following items are of note:
 - a. The electric contractor we previously used for the Clubhouse outside wiring has been unresponsive. The Manager will contact other electrical contractors to get estimates for our clubhouse work.
 - b. The Manager has the new pool signs and will install them after attaching them to plywood backers.
 - c. The Twin Ledge Circle signs have been delayed, but should be available soon. The residents on Twin Ledge Circle have been informed.

- d. Two Rosemary bushes have been planted to fill in a small bare spot in the Association's flower bed across from 6010 Mt. Bonnell Drive.
- e. Issue with trailer frequently parked on Hood Hollow. The HOA recourse over the years for vehicles parked counter to Covenants has been to request removal by the owner. The Manager will do so on the next occurrence.

6. OLD BUSINESS

- a. Update on Common Area clean-up to address potential wildfire hazard. Nothing new to report.
- b. Discussion and potential action on periodic covenant violations. See item 5e.
- c. Discussion of the implementation of the Bufkin Engineering infrastructure plan for Association owned properties. Last action item was to ask Bufkin for their recommendation on contractors. Bryan Harter is lead on this item. We'll wait for an update when he returns from vacation.
- d. Update on Association insurance. We have received renewed policies that are satisfactory.
- e. Update on new pool signs. See item 5b.
- f. Update on Twin Ledge Circle sign. See item 5c.
- g. Update on 4713 Twin Valley Drive situation. We have a physical address for the owner and an email address for her son. Bryan Harter will draft a letter informing the owner of the issue at her house. After advising the APD, we will send this letter to the owner and email a copy to her son.
- h. Update on plants opposite 6010 Mt. Bonnell Drive. See item 5d.

7. NEW BUSINESS

- a. Discuss PUD issue. Not an issue that we want to take a position on at the present time. We will continue to monitor the progress of the PUD and the input of other interested entities.

8. COMMITTEE REPORTS: All committee reports were reviewed.

- a. Environmental Control Committee: The Chair, Angela Clark, submitted a report showing that two projects were approved in the past month. The next ECC meeting is scheduled for 5/18 at 6:30 PM at the clubhouse.
- b. Communication Committee: No report since the Chair, Bryan Harter, is on vacation.
- c. Social/Activities Committee: The Chair, Charlene Casillas, submitted a report including recent and upcoming events. The wine club social at the Schley residence on 5/2 was well attended and highly successful. Upcoming events are a Book Club meeting on 5/19 at 6:30 PM and a play date gathering at the pool on 6 at 10:00 AM. Further in the future, events include a Book Club meeting on 6/16 at 6:30 PM and the Annual HOA End of Summer Bash on 8/16 from 5-7 PM.

- d. Welcome Committee: In her report, the Chair, Charlene Casillas, informed us that she has not yet been able to pass the baton to Faye Van Haren, but will do so expeditiously. Seven welcome baskets will be delivered by the end of May.
- e. Reserve Committee: Nothing extraordinary to report. Awaiting estimates for Bufkin Report implementation.

9. NEXT REGULAR MEETING: June 8, 2015.

10. ADJOURNMENT: The meeting adjourned at 7:45 PM.