

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

Date: January 11, 2016

Time: 6:30 p.m.

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

1. CALL TO ORDER: 6:35 p.m. Present at the meeting:
Directors: Bryan Harter (presiding), Marc Dully, Davison Grant, Ken Nirenberg and Richard Schley
Manager: Jesse Chargualaf
2. MEMBER FORUM: Suzie Chase, Constituent Liaison for District 10, attended. We discussed our issues with private roads, school boundaries, and short term rentals. All short term rental issues have been resolved satisfactorily. Private roads and school boundaries are ongoing issues (see OLD BUSINESS item b). Sheri Gallo, District 10 Councilperson, and staff were invited to speak at our annual meeting on Feb 17.
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: Minutes of the regular meeting of December 14, 2015 were approved.
4. FINANCIAL REPORT
 - a. December 2015 financial statements: Reviewed and approved. Net income is ahead of budget by nearly \$14,754. A few adjustments to the year-end books need to be made by our accountant. Adjusted financial reports will be presented at the next regular board meeting.
 - b. Review delinquent accounts in accordance with the Collection Policy: Reviewed and determined that there were no accounts which warranted initiation of collection action. Current outstanding receivables balance is \$893.
 - c. Reviewed the proposed budget for 2016. Adjustments will be made to budget for road and wall repairs. In addition, we are now paying almost \$500 per month for Water & Wastewater (see item f under OLD BUSINESS) more than we did last year because of the City's drainage rate change. Davison Grant will increase the 2016 budget to be about \$6000 more than the 2015 actual amount to account for that rate change.
5. MANAGER'S REPORT: Reviewed and approved.

All issues were effectively addressed by Jesse.
6. OLD BUSINESS
 - a. Update on the implementation of the Bufkin Engineering infrastructure plan for Association owned properties.
 - Board approved the proposal by Jim Connelly Masonry to rebuild the fallen wall on Twin Valley Drive, repair the rest of the wall on Twin Valley Drive that is the Association's responsibility, and make several more minor repairs to other Association walls. Ken Nirenberg will draft a letter to the homeowners who are responsible for maintaining the

walls on TVD that are part of their private lots. The letter will explain that those portions of the wall are the homeowners' responsibility and will provide Mr. Connelly's contact information and estimate.

- Ken Nirenberg was in contact with an engineer for Viking Construction about our roads. They have a contract with the City and will start work for them in April or May. At that time, the engineer will survey our streets and provide resurfacing recommendations.
- b. Update on issues presented to District 10 office: school district boundary, city takeover of private roads. Ken will contact Ed Poppitt in February to follow up on the December meeting with the City and request the status of the private roads survey. We remain forever hopeful. The school district boundary issue was communicated to Suzie Chase in the Member Forum. We remain forever hopeful.
- c. Update on Westslope Cove roadwork repair. Bryan Harter has been in contact with JD so that he can repair the failing patches, and we can pay him. No resolution yet.
- d. Update on retaining wall repair on Mt. Bonnell Cove. Done.
- e. Status of fallen retaining wall on Twin Valley Drive. The Board's approval (item a above) to rebuild the TVD wall is contingent on agreement by Mr. Danze who is responsible for cost sharing on that wall. Ken Nirenberg will contact Mr. Danze.
- f. Update on new drainage fees. The bill for the Clubhouse includes a drainage fee of \$481.30. Further diligence regarding the matter is necessary, as it is not clear what the fee reflects in terms of impervious cover and pervious cover. In addition, Davison Grant and the Manager will survey all the metered taps on our property to see which can be eliminated. Each tap represents a cost of \$50/month whether used or not.
- g. Update on plans for 2016 Members Meeting. Made some changes to the letter to members. Added District 10 Council to the agenda. The annual meeting will be on Feb 17 at 7:00 PM.

7. NEW BUSINESS

8. COMMITTEE REPORTS: All committee reports were reviewed.

- a. Environmental Control Committee: The Chair, Angela Clark, submitted a report showing that four applications were received and approved. The next ECC meeting is scheduled for 1/18 at 6:30 PM at the CMHOA clubhouse.
- b. Communication Committee: The Chair, Bryan Harter, informed us that there is no news of consequence this month.
- c. Social Committee: The Chair, Charlene Casillas, submitted a report including completed and upcoming events. The Association has ongoing monthly book club meetings and weekly free yoga classes on Wednesdays at the Clubhouse.
- d. Welcome Committee: No report this month due to no activity.
- e. Reserve Committee: Based on the approval for wall repair, the Chair, Davison Grant, will assume about \$43000 will be spent in 2016 on wall repair.

10. NEXT REGULAR MEETING: 6:30 p.m. on February 8, 2016 at the CMHOA Clubhouse.

11. ADJOURNMENT: The meeting adjourned at 8:20 p.m.