

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

**Date:** February 8, 2016

**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 (presiding), Marc Dully, Davison Grant, Ken Nirenberg and Richard Schley  
Manager: Jesse Chargualaf  
Homeowner: Doug Powell, 2016 Board of Directors nominee.
2. MEMBER FORUM: Tina Cannon, District 10 Policy Aide, attended to discuss issues affecting our Association, specifically:
  - Tina will contact Julie McCowan, our AISD representative, to pursue the possibility of changing our neighborhood's school boundaries.
  - Tina will coordinate with Richard Schley to get answers to questions regarding the new drainage fees. The questions are about what is considered impervious cover (are our private roads included?) and who gets the benefit of the pervious cover in our common areas – Association or individual homeowners.
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: Minutes of the regular meeting of January 11, 2016 were approved.
4. FINANCIAL REPORT
  - a. January 2016 financial statements: Reviewed and approved.
  - 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 \$1373.
  - c. Reviewed the proposed budget for 2016. Electric demand charge, the major portion of our electricity bill, was a topic of discussion. Since our thermostats are not locked, we have no control over heating & a/c costs during clubhouse events. Jesse will contact Efficient Electric & Air Conditioning, our maintenance company, to determine our options for limiting the demand charge.
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.
    - Walls: Repairs are ongoing, but nearing completion.

- We will wait until April or May to hear from the engineer for Viking Construction about our roads. That is when they start their city contracts.
- b. Update on issues presented to District 10 office: school district boundary, city takeover of private roads. Ken will contact Ed Poppitt prior to the February annual meeting to see if there is an update from the city on their survey of our private roads. We remain forever hopeful. See first bullet under MEMBER FORUM concerning school boundaries. We remain forever hopeful.
- c. Update on Westslope Cove roadwork repair. There has been no response from JD to Bryan Harter's latest email. Bryan will write a new email explaining JD's options. The email will state a time limit for his response and execution:
  - i. Repair the failing patches by a date certain so we can finalize payment, or
  - ii. Not repair by that date and we will find another company to complete the job. In this case, the Board will decide if any further payment should be made to JD.
- d. Status of fallen retaining wall on Twin Valley Drive. The wall which collapsed in late 2015 has been rebuilt. Because of a question of responsibility and pending resolution of same, the Board approved a motion to fully pay for the rebuilt wall on Twin Valley Drive without seeking reimbursement from the homeowner at 4718 Twin Valley Drive.
- e. Update on new drainage fees. In his report, Jesse suggested disconnecting three water bibs. Before proceeding further, Jesse will contact the city to determine what our savings would be and what the disconnect charge would be on these three bibs.
- f. Update on plans for 2016 Members Meeting. There are not yet enough proxies to hold the meeting, but Jesse and Bryan will make an effort to secure the necessary proxies asap. The annual meeting will be on Feb 17 at 7:00 PM.

## 7. NEW BUSINESS

- a. Discuss agreement for wall responsibility at 4718 Twin Valley Drive. The Association is in possession of an agreement from 1987, a letter from our lawyer to the homeowner in 1992, and a survey from the 1990's. To make a determination of responsibility for the wall, we are going to turn the problem over to our law firm. We would like a new survey that focuses on where the retaining wall is with regard to the City right-of-way, the homeowner's property and Association property.

## 8. COMMITTEE REPORTS: All committee reports were reviewed.

- a. Environmental Control Committee: The Chair, Angela Clark, submitted a report showing that three applications were received. Two of the applications were approved in their entirety. The third application was partially approved. The next ECC meeting is scheduled for 2/15 at 6:30 PM at the CMHOA clubhouse.
- b. Communication Committee: The Chair, Bryan Harter, informed us that he will add the Association's fee schedule to our web site. Also, the ECC would like to have a section of the web site for document sharing. Bryan will investigate.

- 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: Co-chairs, Faye Van Haren and Lisa Castillo, submitted a report showing the delivery of six welcome baskets in the Oct-Dec time frame. In addition, there will be two baskets delivered later in February after closings have taken place.
- e. Reserve Committee: No new information to report other than discussed in connection with Item a., of 6. "New Business above."

10. NEXT REGULAR MEETING: 6:30 p.m. on March 14, 2016 at the CMHOA Clubhouse.

11. ADJOURNMENT: The meeting adjourned at 8:31 p.m.