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**CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC.**

**ANNUAL MEETING OF THE MEMBERS**

**Date:** February 17, 2016

**Time:** 7:00 pm

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

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1. CALL TO ORDER. 7:05 p.m. Present at the meeting were: Directors Bryan Harter, Davison Grant, Marc Dully, Richard Schley, Ken Nirenberg; Manager Jesse Chargualaf; Sheri Gallo, District 10 Councilperson; 147 members physically or by proxy. The number of homeowners required for a quorum was 143.
2. DISTRICT 10 COUNCIL MEMBER SHERI GALLO. Sheri said the transition to single member districts has worked well for the City of Austin (COA). She stated that District 10 consists of 80,000 people and recommended that District 10 members sign up for the District 10 weekly newsletter. She then discussed the following topics during a Q&A period:
  - a. Short Term Rentals. STR-2s, those where the owner does not reside in the house, are the major problem. They must be licensed by COA and comply with COA ordinances. Some do not. The council has so far changed some COA code to more easily enforce the ordinances. There are now 23 additional amendments to code for the council to vote on. At present, there is a moratorium on new STR-2 licenses until March 2017.
  - b. UBER/LIFT. Uber/Lyft have written a new ordinance for COA and have garnered enough signatures to require a referendum to be voted on in May.
  - c. WATER RESTRICTION. COA must decide whether to make the once per week watering restrictions permanent.
3. APPROVAL OF 2015 ANNUAL MEETING MINUTES. Approved without change.
4. COMMITTEE REPORTS:
  - a. Communication Committee. The Chair, Bryan Harter, reported that the Cat Mountain Home Owner Association (CMHOA) web site has been updated to the latest version of WordPress at a cost of about \$300. This provides a more responsive site and one that can be more easily updated. Our monthly newsletter, published by PEEL publications, is available electronically. To sign up for the electronic version, one can do so at [www.peelinc.com](http://www.peelinc.com). CMHOA also currently has a presence on NextDoor.com and Facebook.com for our members. Bryan said that he had a couple of projects that he would like to implement in 2016. One is to gather a more complete database of member email addresses and phone numbers. He urged all residents to comply with this request should we ever have an emergency that would require homeowner notification. Also, he would like to improve wifi in the pool area by providing a system separate from that at the Clubhouse.
  - b. Environmental Control Committee. The Chair, Angela Clark, submitted a report showing ECC activities in 2015. She explained the process taken by the ECC and said that 2015

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was a very busy year, nearly doubling the requests made in 2014. There were 38 requests during 2015 versus 21 in 2014. Note that ECC is required to approve changes only to the outside of homes, including landscaping, but not for any changes to the inside of homes. Also, requests for common area changes go directly to the CMHOA Board of Directors.

- c. Reserve Committee. The Chair, Davison Grant, described the reserve study prepared by the Association in late 2006 and discussed the continuing monitoring of the results of that study over the succeeding years. The study considers anticipated expenditures by the Association over a thirty year period for repairs and replacements to its capital assets and provides guidance on how funds should be reserved for the anticipated funding. Davison explained that past Boards had recognized this by establishing a dedicated cash reserve of \$102,000 and then, starting in 2007, adopting the policy of adding \$35,000 a year to the fund. As of the end of 2015, the cash reserve was approximately \$249,000, which was within range of the targeted amount of approximately \$270,000 (based on the target in the Bylaws of \$150,000 in 1991 dollars escalated for the Cost of Living Index). In 2015, the Board retained an engineering firm to take an inventory of the Association's infrastructure. Based on this report, a 2016 budget of \$45,000 for retaining wall repair and \$20,000 for street repair has been established. Those are the only capital expenditures that are currently foreseen for 2016.
  - d. Social/Activities Committee. Thanks to the efforts of the Chair, Charlene Casillas, CMHOA has an active social agenda. Charlene submitted a comprehensive report describing the 2015 activities. Among the ongoing activities are the monthly Book Club and Wine Club. In addition, free yoga classes have been given weekly by our resident Charles Devaney. Other well attended annual social events are the End of Summer Barbeque, December Holiday Party, and Spring Easter Egg Hunt.
  - e. Welcome Committee. The Co-chairs of the committee, Lisa Castillo and Faye Van Haren, reported that welcome baskets were delivered to 22 new homeowners during 2015. They also informed us that Twin Liquors donates a bottle of wine to each new homeowner and asks that we patronize Twin Liquors stores as a thank you.
5. PRESIDENT'S REPORT. Bryan Harter, the President, reported on the Association's activities during 2015, highlighting the following:
- a. Repairs to some retaining walls and rebuilding of the fallen wall on Twin Valley Drive.
  - b. Repairs to wiring, HVAC and lighting at the Clubhouse.
  - c. Repairs to tennis court, net and benches.
  - d. Repair of road surface on Westslope Cove. This is an ongoing issue but hope to resolve shortly by repairing previous patches. As part of this discussion, Ken Nirenberg described the discussions that CMHOA has had with COA to request transference of our private roads to public. This would relieve CMHOA from the financial responsibility of maintaining these roads. Currently, there are 27 private roads within CMHOA, by far the highest concentration of private roads in COA.
  - e. CMHOA has continued activities to address and reduce potential risk of wildfire in our common areas. Mark Dully oversees this project. Any concerns should be addressed to Jesse.

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- f. Bryan described the efforts taken to evict an occupant on Twin Valley Drive that had been holding loud, raucous parties. This action involved many months and COA police, but we were finally successful in having the tenant evicted.
- g. There was also a house trying to short term rent. Cessation was achieved by explaining that such activity was not in compliance with our covenants.

Upcoming projects for 2016:

- a. Improve energy efficiency at Clubhouse. Because we are a commercial property, we are subject to demand charge rates whereby the peak electricity usage during the month, rather than total electricity usage, makes up the majority of the electricity charge. Rental of the clubhouse causes problems because of the inability to control the thermostats. The Board will discuss options with our HVAC provider.
  - b. COA has changed its method of charging for drainage. This has caused our drainage bill to increase by \$500/month. The Board is endeavoring to discover how this charge is calculated vis-à-vis pervious vs. impervious cover so it can make possible improvements to our water usage.
  - c. Repairs to pool area fencing and tennis courts.
  - d. A major focus will be CMHOA private road surfaces. These repairs are contingent on what is learned from COA with regards to converting private roads to public roads.
6. FINANCIAL REPORT. Davison Grant, the Treasurer, reviewed CMHOA's financial statements for 2015. CMHOA had positive net change in members' equity of \$30,500. The expectation is that 2016's net change will not be so rosy because of a number of factors, the largest being increased utility costs and landscaping enhancements. Capital expenditures to refurbish and restore infrastructure during 2015 totaled \$19,200, mainly for road and wall repairs. It also included a \$5,200 charge for an engineering report on our walls and roads. Expectation is that we will spend \$64,600 in 2016 to implement the recommendations in that report. The financial report was approved by the members.
7. ELECTION OF DIRECTORS. The President indicated that three positions for Directors were up for election at the meeting and that three candidates had submitted their names earlier this year in response to the letter soliciting candidates for the two year term beginning in 2016. The candidates were Bryan Harter, Richard Schley, and Doug Powell. Mark Dully, the Election Judge, indicated that there were no opposing candidates and sufficient votes by proxy and the members in attendance had been received. The election of the above named directors was by acclamation. Following this, there was a standing ovation for Davison Grant, who is retiring after his many years of service to CMHOA. The Board will miss him and his institutional knowledge.
8. ADJOURNMENT. The meeting adjourned at 8:41 pm.