

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

Date: March 14, 2016

Time: 6:30 p.m.

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

1. CALL TO ORDER: 6:30 p.m. Present at the meeting:
Directors: Marc Dully (presiding), Richard Schley, Ken Nirenberg
Absent: Bryan Harter, Doug Powell
Manager: Jesse Chargualaf
2. MEMBER FORUM: Suzie Chase, Constituent Liaison for District 10, attended. With regards to our issue with converting private roads, Ken said he had not heard any update from COA. Suzie said she would contact Dave Boswell of the Public Works Dept to follow up. Suzie also said she would check with Tina Cannon, District 10 Policy Aide, regarding our desire to realign school boundaries.
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: The following minutes were approved:
Regular Meeting of February 8, 2016
Annual Meeting of February 17, 2016
Special Meeting of February 17, 2016
The Annual Meeting will require further approval by the members at the next annual meeting in 2017.
4. FINANCIAL REPORT
 - a. February 2016 financial statements: Everything looks good and net income is ahead of budget by over \$4000. A few minor corrections will be made. Reviewed and approved with those corrections.
 - 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 \$1598, a bit high but not unusual for the beginning of the year.
 - c. Our CPA has submitted an extension for our tax return.
5. MANAGER'S REPORT: Reviewed and approved.
Jesse will get estimates for repairing the uneven portion of the walkway to the clubhouse.
6. OLD BUSINESS
 - a. Update on the implementation of the Bufkin Engineering infrastructure plan for Association owned properties. The wall repairs have been completed and paid for.
 - b. Update on issues presented to District 10 office: school district boundary, city takeover of private roads. See MEMBER FORUM.

- c. Update on Westslope Cove roadwork repair. Bryan met with JD. The patches have been fixed and final payment to JD has been released. The only remaining question is whether the cracks between the patches and existing road should be filled.
- d. Update on new drainage fees and survey of water taps. Still a question as to what COA considers impervious cover. Are our private roads included? Suzie Chase said she would check. Jesse has arranged to have three water taps and meters deactivated. This will save the HOA about \$120/month.
- e. Update on wall responsibility at 4718 Twin Valley Drive. Bryan Harter was going to check with our lawyer so we could have a survey done to determine wall location. Will get update next meeting.
- f. Update on options to reduce electric demand charge. No update yet.

7. NEW BUSINESS

- a. Discuss adding searchable PDFs for CMHOA documents. All agree this would be a good idea. Will wait for the Communications Chair to discuss.
- b. Approval of Jesse's 2016 salary. Approved. Jesse will inform our bookkeeper that approval has been given.
- c. Appointment of committee members to serve until the next annual meeting. The following were approved:
 - ECC: A. Clark, J. Arrott, E. Bright, E. Gardner, J. Wolfe
 - Social: C. Casillas
 - Welcome: F. Van Haren, L. Castillo
 - Communication: B. Harter
 - Reserve: R. Schley
- d. Approval of outside professionals: lawyer, CPA, bookkeeper, IT. The following were approved:
 - Legal: Greg Cagle
 - CPA & Tax: Gary Bounds
 - Bookkeeper: Millie Brown
 - Website: Ray Scarborough
- e. Signatories for HOA accounts. Ken Nirenberg, Treasurer, was approved as replacement signatory for Davison Grant on all accounts. Jesse will coordinate the transition.

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 3/21 at 6:30 PM at the CMHOA clubhouse.
- b. Communication Committee: No report.
- 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. The next major event is the Annual Easter Egg Hunt on March 26 12:00-2:00 PM at the Clubhouse. A wine club social is scheduled for April 9.

d. Welcome Committee: No report.

e. Reserve Committee: No report.

10. NEXT REGULAR MEETING: 6:30 p.m. on April 11, 2016 at the CMHOA Clubhouse.

11. ADJOURNMENT: The meeting adjourned at 7:25 p.m.