

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

Date: April 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, Richard Schley, Ken Nirenberg
Absent: Doug Powell
Manager: Jesse Chargualaf
2. MEMBER FORUM:
 - Bernard & Tiffany Briggs attended to discuss Westslope Cove roadwork. Bryan Harter explained that JD had fulfilled his obligation by repaving the patches that were failing. We are looking for other solutions to improve the road.
 - Suzie Chase, Constituent Liaison for District 10, attended and said that COA budget workshops would begin soon. We also discussed topics she is working on for us. See below for updates.
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: The minutes of the Regular Meeting of March 14, 2016 were approved.
4. FINANCIAL REPORT
 - a. March 2016 financial statements: No landscape contract expense was recorded in March. If it had, net income would have only been about \$300 and below budget for the month. Nonetheless, YTD net income, even adding in the missing landscape contract expense, would be about \$5500 and ahead of budget by over \$3000. Financial statements were 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 \$517.
5. MANAGER'S REPORT: Reviewed and approved.
The sidewalk leading to the clubhouse requires repair. Jesse has received two estimates and will check references on the two contractors.
6. OLD BUSINESS
 - a. Update on the implementation of the Bufkin Engineering infrastructure plan for Association private roads. Ken Nirenberg is scheduled to meet with Dan Welsh of Viking Construction this week to discuss the possibility of slurry sealing Westslope Cove and Lookout Mountain Cove or any other suggestions from Mr. Welsh. These two roads are the ones flagged as requiring maintenance.
 - b. Update on issues presented to District 10 office: school district boundary, city takeover of private roads. No update on school boundaries from Suzie Chase, but she will pursue. Regarding our issue with converting private roads, Ken said he had heard from Dave Boswell of the Public

Works Dept. They have done a quick “windshield” survey of our streets and are still working on the other subdivision requesting COA takeover of a couple of roads. Once finished with the other subdivision, they will do a comprehensive survey of our roads.

- c. Update on Westslope Cove roadwork repair. See first bullet under MEMBER FORUM and item a under OLD BUSINESS.
- d. Update on new drainage fees. Still a question as to what COA considers impervious cover. Are our private roads included? Suzie Chase will follow up.
- e. Update on wall responsibility at 4718 Twin Valley Drive. Bryan Harter has contacted, but has not yet received a response from our lawyer, Greg Cagle.
- f. Update on options to reduce electric demand charge. Bryan will talk with Efficient A/C to develop options.
- g. Discuss adding searchable PDFs for CMHOA documents to website. The Communications Committee will get estimates to do so.

7. NEW BUSINESS

- a. Certificate of Resolution for Adoption of Permitted Rules and Regulations under Chapter 202 of the Texas Property Code granting the Association authority to adopt certain dedicatory instrument provisions to impose certain limited permitted regulations for the installation, placement and/or display of solar panels, rain barrels, flags and religious displays. There was pushback on the wording with regards to solar panels. It was felt that the wording was too restrictive. Will work on the wording.

8. COMMITTEE REPORTS: All committee reports were reviewed.

- a. Environmental Control Committee: The Chair, Angela Clark, submitted a report showing that two applications were received. Both have concerns and are awaiting approval. A holiday schedule, with minor modification, for contractor work was approved by the Board. The next ECC meeting is scheduled for 4/18 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 Annual Easter Egg Hunt was very well attended, thanks to Char and perhaps because of the arrival of a new, larger than life Easter bunny (Bryan). The Association has ongoing monthly book club meetings and weekly free yoga classes on Thursdays at the Clubhouse. A wine club social is scheduled for June 11.
- d. Welcome Committee: No report.
- e. Reserve Committee: No report.

10. NEXT REGULAR MEETING: 6:30 p.m. on May 9, 2016 at the CMHOA Clubhouse.

11. ADJOURNMENT: The meeting adjourned at 8:15 p.m.