

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

Date: May 9, 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: Bryan Harter (presiding), Marc Dully, Richard Schley, Ken Nirenberg
Absent: Doug Powell
Manager: Jesse Chargualaf
2. MEMBER FORUM: No attendees.
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: The minutes of the Regular Meeting of April 11, 2016 were approved.
4. FINANCIAL REPORT
 - a. April 2016 financial statements: All items are reasonably within budget except for landscaping expenses. We have not yet spent any of the ~\$2600 YTD budget on landscaping maintenance or upgrades, but probably will do so. Also, the ~\$2900 invoice for landscape contract is regularly one month late. The April income statement shows YTD net income of \$9,843.30 or \$7,025.49 above budget. 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 \$658.
5. MANAGER'S REPORT: Reviewed and approved.
 - Jesse has not had much success finding a contractor to repair the sidewalk leading to the clubhouse. He will contact Superior Foundation, whose owner lives in CMHOA.
 - The Board approved an estimate by Proscape to maintain the landscaping at 4713 Twin Valley Drive. Bryan will contact the homeowner's attorney so that he can pay Proscape's invoices directly.
6. OLD BUSINESS
 - a. Update on the implementation of the Bufkin Engineering infrastructure plan for Association private roads. Alpha Paving has submitted an estimate to slurry seal the two roads flagged by Bufkin and the clubhouse parking lot. Before approving, the Board requested that:
 - i. Fern Hollow be added to the estimate.
 - ii. The clubhouse parking lot be repaired before sealing.
 - iii. Ken contact the residents on Westslope Cove to ensure they are in agreement on the use of slurry seal. He agreed to do so.

- b. Update on issues presented to District 10 office: school district boundary, city takeover of private roads. No attendance from the District 10 office, so no update. Ken heard from Dave Boswell of the City, and he also had no update on the private road situation.
- c. Update on Westslope Cove roadwork repair. See item a under OLD BUSINESS.
- d. Update on new drainage fees. No attendance from the District 10 office, so no update.
- e. Update on wall responsibility at 4718 Twin Valley Drive. Richard will get the ball rolling on securing a survey.
- f. Update on options to reduce electric demand charge. Bryan is discussing the options with Efficient Air.
- g. Discuss adding searchable PDFs for CMHOA documents to website. The Communications Committee is working on this.
- h. 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. Bryan will contact our lawyer to discuss changing the wording.

7. NEW BUSINESS

- a. Wild fire exposure. Marc Dully attended a fire symposium, sponsored by AFD, at the Wildflower Center. Based on their recommendations relative to defensible space, Marc will assess our common area situation. Bryan will add homeowner information to our newsletter.

8. COMMITTEE REPORTS: All committee reports were reviewed.

- a. Environmental Control Committee: The Chair, Angela Clark, submitted a report showing that two applications were approved. The committee would like the Board to act on guidance for solar installations. See OLD BUSINESS item h above. The next ECC meeting is scheduled for 5/16 at 6:30 PM at the CMHOA clubhouse.
- b. Communication Committee: Nothing to report other than OLD BUSINESS item g.
- 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 Thursdays at the Clubhouse. A wine club social is scheduled for June 11.
- d. Welcome Committee: No activity last month.
- e. Reserve Committee: Nothing to report.

10. NEXT REGULAR MEETING: 6:30 p.m. on June 13, 2016 at the CMHOA Clubhouse.

11. ADJOURNMENT: The meeting adjourned at 8:03 p.m.