

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

**DATE: JUNE 13, 2016**

**TIME: 6:30PM**

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

- 1. CALL TO ORDER: 6:35PM. Present at the meeting:**  
**Directors: Bryan Harter (presiding), Marc Dully, Richard Schley, Ken Nirenberg, 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 May 9, 2016 were approved.**
- 4. FINANCIAL REPORT**
  - a. May 2016 financial statements: Statement reviewed and approved. No items of significance noted.**
  - b. Reviewed delinquent accounts in accordance with the Collection Policy: No accounts warranted initiation of collection action. Fourteen (14) accounts were sent reminder letters. Current outstanding receivables balance is \$1,222.00.**
- 5. MANAGER'S REPORT: Reviewed and approved.**
  - a. Sidewalk repairs complete, clubhouse parking lot repaired, trees & bushes removed from common area between Balsam Hollow and Goldflower Hollow, fence repaired.**
  - b. Cleanup at 4713 Twin Valley Drive complete - homeowner has been billed. Numerous homeowner issues resolved.**
- 6. OLD BUSINESS:**
  - a. A motion was made and approved that the association spend \$9,600.00 to "Slurry Seal" Westslope Cove, Lookout Mountain Cove, Fern Hollow and the clubhouse parking lot. Ken will prepare a flyer to notify residents on each street giving them notice of when the work will be done and how long the street(s) will be unusable.**

- b. No update on District 10 issues or City of Austin on the private road situation.
  - c. No update on new drainage fees.
  - d. Richard Schley will contact homeowner and request a survey to settle issue of wall ownership at 4718 Twin Valley Drive. If necessary HOA will contract for survey.
  - e. Bryan Harter will attempt to reprogram clubhouse thermostats. The HVAC company believes the thermostats can “communicate with each other” in order to keep both units from running at the same time.
  - f. Searchable PDFs - some progress made, still working on it.
  - g. Board working on wording for solar panel installation. Propose to add “without ECC approval” to appropriate area.
7. **NEW BUSINESS:**
- No New Business
8. **COMMITTEE REPORTS:**
- a. Environmental Control Committee: Chair Angela Clark submitted committee report - The group met May 16, 2016 at the clubhouse. Six (6) proposed projects were reviewed. All projects were approved. The next meeting is scheduled for June 20, 2016 at the clubhouse.
  - b. Communications Committee: See item f. Old Business.
  - c. Social Committee: Yoga classes will move to Tuesday evenings in the clubhouse. In the event of a conflict Yoga will be rescheduled.
  - d. Welcome Committee: No Report
  - e. Reserve Committee: No Report
9. **NEXT REGULAR MEETING: 6:30PM ON July 11, 2016 at the CMHOA Clubhouse.**
10. **ADJOURNMENT: The meeting adjourned at 7:28PM**