

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

DATE: JULY 11, 2016

TIME: 6:30PM

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

1. **CALL TO ORDER: 6:34PM. Present at the meeting:**
Directors: Bryan Harter (presiding), Marc Dully, Richard Schley, Ken Nirenberg, Doug Powell
Manager: Jesse Chargualaf
2. **MEMBER FORUM: No Neighborhood Residents Attending; Guest - City Council Member, Sheri Gallo, District 10**
3. **Approval of MINUTES OF THE BOARD OF DIRECTORS:** The minutes of the Regular Meeting of June 13, 2016 were approved with minor corrections.
4. **FINANCIAL REPORT**
 - a. June 2016 financial statements: Statement reviewed and approved. Several under budget items were noted including "Accounting & Audit Fees". A discussion followed noting that the Audit was later than typical. The board agreed that the Audit needed to be complete no later than November 1st in order to use in preparing the next years budget. Ken Nirenberg will contact the CPA to check on the status of the report and insure timely completion.
 - b. Reviewed delinquent accounts in accordance with the Collection Policy:
No accounts warranted initiation of collection action. Ten (10) accounts were 60 days past due. No accounts were 90 days past due. Current outstanding receivables balance is \$1,551.00.
5. **MANAGER'S REPORT: Reviewed and approved.**
 - a. Bids are pending for repair of the tennis court fence damaged by high winds.
 - b. Jesse will investigate allegations that there is a business operating at 6000 Hood Hollow.
6. **OLD BUSINESS:**
 - a. The contractor hired to apply the "Slurry Seal" had proposed the dates of July 5th & 6th. Those dates conflicted with one of the residents on Westslope Cove. The project is now scheduled for August.
 - b. District 10 Council Woman Gallo suggested contacting Tina Cannon in her office to assist with issues pertaining to the City of Austin take over of private roads owned by CMHOA. Ken Nirenberg will call on Monday.
 - c. Council Woman Gallo discussed the issue of drainage fees and will investigate how impervious cover is calculated for Cat Mountain Villas.
 - d. The board has determined (by examination of an existing survey) that 71'8" of the rock wall at 4718 Twin Valley Cove is on private property. The neighborhood owns and is res-

sponsible for the balance of the wall. The board moved to have the HOA's attorney draft a letter to Mr. Danze specifying SEPARATE responsibility and SEPARATE liability for each section of the wall.

e. No change - 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 - are being tested before posting to the web site.

g. Board approved "ADOPTION OF PERMITTED RULES AND REGULATIONS UNDER CHAPTER 202 OF THE TEXAS PROPERTY CODE" with two corrections 1) The name of the HOA secretary be changed from Ken Nirenberg to J. Douglas Powell and 2) the spelling of Environmental be corrected on page 4 D-4 (1).

7. NEW BUSINESS:

a. A budget of \$2,000.00 was approved for the "End of Summer Social".

b. An agenda item to discuss wall repairs at 4718 Twin Valley Cove be set.

c. Board approved an agreement with GOOGLE Fiber to install fiber optics in the neighborhood at a future date currently unspecified.

8. COMMITTEE REPORTS:

a. Environmental Control Committee: Chair Angela Clark submitted committee report -

The group met June 20, 2016 at the clubhouse. Six proposed projects were reviewed. All projects were approved, with notice that COA permit was required for pool at 4514 Autumnleaf Hollow. The next meeting is scheduled for July 18, 2016 at the clubhouse.

b. Communications Committee: See item f. Old Business.

c. Social Committee: See item a. New Business

d. Welcome Committee: Four new homeowners were welcomed to the neighborhood. See Report July 11, 2016

e. Reserve Committee: The reserve committee discussed the possibility that many of the streets in the neighborhood and some walls would need substantial work in the next 5 year period at considerable expense. The board was advised that an increase in home owner dues might be necessary in 2017.

9. NEXT REGULAR MEETING: 6:30PM ON August 08, 2016 at the CMHOA Clubhouse.

10. ADJOURNMENT: The meeting adjourned at 8:22PM