

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

DATE: August 8, 2016

TIME: 6:30PM

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

- 1. CALL TO ORDER: 6:30PM. Present at the meeting:
Directors: Bryan Harter (presiding), Marc Dully, Ken Nirenberg, Doug Powell.
Absent: Richard Schley
Manager: Jesse Chargualaf**
- 2. MEMBER FORUM: Mr Jeff Greenburg & Ms Laurie Logue, owners of 4814 Twin Valley Dr. & ; Mr. Ivan Modrovich, Ms Eridira Levin.**

Mr Greenburg & Ms Logue discussed the unauthorized removal of a tree from the common area behind their property at 4814 Twin Valley Dr. Mr Greenberg apologized and said the removal resulted from a mis-communication with a landscape contractor working for him. He asked the Board to resolve the question of any future action as quickly as possible and expressed a willingness to work with the Board. The Board advised him that after consulting with the neighborhood's attorney we would obtain estimates of the cost to replace the tree with a comparable tree before proceeding.

Mr Modrovich expressed concern that the "slurry seal" recently applied to Fern Hollow had already been damaged by the city's garbage trucks. The Board explained that due to the slope of the street and the weight and design of the garbage trucks that this type of damage was unavoidable. Mr Modrovich also expressed concern about mosquito control in the area of the clubhouse and pool. Bryan Harter explained the on going neighborhood policy to actively eliminate any standing water and to clean the area of mosquito friendly habitat.

Ms Levin complained of numerous issues with the owner of a resident of Jessamine Hollow. Jesse Chargualaf explained the procedures that would need to be taken before the Board could intervene. The Board encouraged Ms Levin to notify city authorities (police, fire, health) whenever issues arose and were actively taking place and to document the reports. After 3 such documented cases the Board could take action. However, such action could be lengthy and a more timely and satisfactory resolution might come from city involvement.

- 3. Approval of MINUTES OF THE BOARD OF DIRECTORS: The minutes of the Regular Meeting of July 11, 2016 were approved.**
- 4. FINANCIAL REPORT**

- a. June 2016 financial statements: Statement reviewed and approved.
- b. Reviewed delinquent accounts in accordance with the Collection Policy: No accounts warranted initiation of collection action. No accounts were 90 days past due. Current outstanding receivables balance is \$799.00.

5. MANAGER’S REPORT: Reviewed and approved.

In celebration of Jesse’s recent birthday the Board had pizza and birthday cake and expressed good wishes and thanks for all Jesse does for CMHA.

Jesse’s activities for the month included repairs to the swimming pool filter, extensive tree trimming, and dealing with many neighborhood residents questions, concerns and complaints.

6. OLD BUSINESS:

- a. The application of “Slurry Seal” on Westslope Cove, Lookout Mountain Cove, Fern Hollow and the Clubhouse parking lot is complete.
- b. After many months of discussion and delays the City of Austin responded to our inquiries concerning the City taking over of ownership & maintenance of the neighborhoods streets. The city would require the neighborhood to bring the streets up to current city standards at a cost estimated by the city to be exceed \$1.4 million. Due to the cost and other required criteria the Board felt it would be impossible to achieve city take-over of the streets. The Board decided to investigate a tax reduction for neighborhood property owners.
- c. No new information on drainage fees.
- d. Letter to Mr Danze (4718 Twin Valley Cove) still pending.
- e. No change in the status of attempts to control electric costs at the club house .
- f. Searchable PDFs have been tested and will be added to the website.
- g. The new “Permitted Rules and Regulations Under Chapter 202 of the Texas Property Code” has been filed and is now part of the neighborhood’s regulations.
- h. No business activity has been witnessed at 6000 Hood Hollow.
- i. The Board approved a motion to replace the current CPA firm with the firm of Erikson, Demel & Co. effective immediately.

7. NEW BUSINESS:

- a. The Board approved an estimate from Allied Fence & Security to repair

the tennis court and pool fencing. Jesse will also solicit bids to paint the pool fence.

b. Ken Nirenberg will solicit a bid from Jim Connelly for additional repairs and maintenance to the rock wall at 4718 Twin Valley Dr.

c. The Board decided that the current mosquito control policy and procedures should be continued and that it will investigate any new Best Management Practices for use as they become available.

d. The Board instructed Jesse to obtain estimates to replace the tree removed from the common area at 4814 Twin Valley Dr. with a comparable tree in order to determine the tree's value. Once a value is determined the Board will consider possible action and notify Mr. Greenburg & Ms Logue.

e. The Board expressed no interest in supporting a petition to "Stop TX DOT LOGO Signs" on Loop 360.

f. The "Slurry Seal" project is complete.

8. COMMITTEE REPORTS:

a. Environmental Control Committee: Chair Angela Clark submitted committee report - The group met July 9, 2016 at the clubhouse. One proposed project was reviewed and approved, for a pool at 4514 Autumn Leaf Hollow. The next meeting is scheduled for August 15, 2016 at the clubhouse.

b. Communications Committee: No new business.

c. Social Committee: Several August events including the annual End of Summer Bash on August 14th.

d. Welcome Committee: No Activity this Month.

e. Reserve Committee: No new business.

9. NEXT REGULAR MEETING: 6:30PM ON SEPTEMBER 12, 2016 at the CMHOA Clubhouse.

10. ADJOURNMENT: The meeting adjourned at 9:30PM