

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

DATE: September 12, 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, Richard Schley, Ken Nirenberg, Doug Powell.

Manager: Jesse Chargualaf

2. MEMBER FORUM: Ms Jo Baylor

Ms Baylor requested that the Board consider and over rule the ECC decision to allow a fence, perhaps more accurately described as a screen, to be built on the property next door to her home. A copy of Ms Baylor's letter to the Board is attached to these minutes. After listening to Ms Baylor's presentation the Board explained that the fence met the criteria for approval and the Board had no grounds to over rule the ECC decision. Ms Baylor asserted that there were several features of the fence as constructed that did not meet the ECC guidelines. The Board told Ms Baylor that they would direct the ECC to inspect the fence to insure that it was built according to the ECC guidelines and that if necessary ask the homeowner to make corrections.

Ms Baylor then began to cite numerous other instances where she felt her neighbor failed to follow or meet CMHOA covenants. Ms Baylor was asked to direct these complaints to the manager for further review.

3. Approval of MINUTES OF THE BOARD OF DIRECTORS: The minutes of the Regular Meeting of August 8, 2016 were approved.

4. FINANCIAL REPORT

a. August 2016 financial statement: 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 \$884.00.

5. MANAGER'S REPORT: Reviewed and approved.

Jesse advised the Board that repairs to the tennis court fence & swimming pool fence would begin this month. He also replaced the sand filter, multi valve switch, sand and piping on the club house pool. He met with an arborist to obtain a detailed professional evaluation of the Sycamore tree removed from the common

area adjacent to 4814 Twin Valley Dr. Extensive tree trimming, and dealing with many neighborhood residents questions, concerns and complaints continue to fill Jesse's days.

6. OLD BUSINESS:

- a. No further action with respect to the implementation of the Bufkin Engineering is planned for the foreseeable future.
- b. The Board decided that any attempt to secure a tax reduction for neighborhood property owners based upon the city's refusal to maintain the neighborhood's streets would be costly and futile. This item is shelved.
- c. No further action is planned with respect to drainage fees, club house thermostats, or searchable PDFs.
- d. Letter to Mr Danze (4718 Twin Valley Cove) still pending.
- e. The CPA firm of Erikson, Demel & Co. are performing the annual audit of CMHOA books.
- f. Repairs to the tennis court and pool fences will be made later this month.
- g. Bids were received and approved for repairs to the walls at 4718 Twin Valley Cove. Copies of the bids are attached.
- h. Don Gardener, a local arborist will provide a written estimate for the replacement cost / value of the Sycamore tree by Monday September 19th.

7. NEW BUSINESS:

- a. The Board heard an appeal from Ms Jo Baylor - see Member Forum
- b. The End of Summer BBQ has been rescheduled for September 18th.
- c. The Board opposed a request by a homeowner on Hood Hollow to allow a basketball goal to be located on the street.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Chair Angela Clark submitted committee report - The group met July 9, 2016 at the clubhouse. Five proposed projects were reviewed and approved. The next meeting is scheduled for September 19, 2016 at the clubhouse.
- b. Communications Committee: No new business.
- c. Social Committee: Several September events including the rescheduled

annual End of Summer Bash on September 18th.

d. Welcome Committee: No Activity this Month.

e. Reserve Committee: No new business.

9. NEXT REGULAR MEETING: 6:30PM ON October 10, 2016 at the CMHOA Clubhouse.
10. ADJOURNMENT: The meeting adjourned at 8:03PM