

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

Date: October 10, 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:** The following attended:
 - a) Dick Oppenheimer – Presented concerns about lack of landscaping upgrades, the fence at the half built house at the corner of Mt Villa Dr and Twin Ledge Dr, and the need to power wash walls on Mt Villa Cove. The Board determined that it is too late in the year to plant to enhance landscaping, so we should save the money to use in the spring. The fence at the half built house must remain for safety reasons. Jesse will survey all HOA walls and secure bids for those that he believes need to be cleaned.
 - b) Suzie Chase, Constituent Liaison for District 10 – Updated us on neighborhood issues outside of the CMHOA purview such as Champions Crossing and PUD. These items can be found in the District 10 newsletters. She will check on the City's calculation of impervious cover for our drainage fees. Specifically, we would like to know if our private streets count as impervious cover.
 - c) Jo Baylor and Tom Marek – Discussed at length the screen that Mr. Marek has erected between their two houses. Ms. Baylor feels it was not erected properly, while Mr. Marek believes it has been. Basically, the issue boils down to a feud between the neighbors. The Board cannot resolve the attitudes of the neighbors, only the issue of the screen. In so doing, the Board believes the screen was erected according to ECC specifications except for two items: the height must be 6 feet or less and the screen has too large an unfinished gap at the bottom. Mr. Marek agreed to resolve both issues. No further Board action is anticipated unless Mr. Marek does not make timely improvements. Jesse will monitor.
3. **APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS:** The minutes of the Regular Meeting of September 12, 2016 were approved.
4. **FINANCIAL REPORT**
 - a. September 2016 financial statements: All items are reasonably within budget except for landscaping. We intend to use that money for plantings in the spring. The September income statement shows YTD net income of \$8,303.70 or \$7,056.93 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 \$846.
5. **MANAGER'S REPORT:** As usual, Jesse successfully resolved many homeowner complaints. Reviewed and approved.
6. **OLD BUSINESS**
 - a. Status of letter to Mr. Danze RE: wall responsibility at 4718 Twin Valley Dr. Conveyed to Mr. Danze and is satisfactory to him. Done.
 - b. Status of repairs to tennis court & pool fences. Tennis court fence repaired 9/14/16 at a cost of \$1,754.74. Pool fence repaired 9/15/16 at a cost of \$639.76. Both items satisfactorily resolved.

- c. Status of repairs to wall at 4718 Twin Valley Dr. Repairs have been completed by Jim Connelly at a cost of \$5,316.00 for the HOA portion of the wall. He has provided Mr. Danze with an estimate for Mr. Danze's portion of the wall and has received permission to proceed with the repair.
- d. Arborist Report RE: Sycamore Tree removed from common area. We have received an appraisal from Don Gardner, Consulting Arborist, for the removed tree and a couple of estimates for installation.
- e. Action Plan to obtain compensation for Sycamore Tree. Consensus of the Board is to ask our attorney how to proceed. We believe time is of the essence.

7. NEW BUSINESS

- a. Power washing of Association rock walls. See Member forum item a.
- b. We discussed membership dues for 2017. Since we are ahead of budget and don't expect any major expenses next year, other than some Clubhouse remodeling, the Board is inclined to leave our membership dues at the same \$47 level as in 2016.

8. COMMITTEE REPORTS: All committee reports were reviewed.

- a. Environmental Control Committee: The Chair, Angela Clark, submitted a report showing that 4 applications were approved. The committee is currently reviewing 3 other applications. The next ECC meeting is scheduled for 10/17 at 6:30 PM at the CMHOA clubhouse.
- b. Communication Committee: Converting HOA documents to searchable PDF form has been done, but there is a problem with usage on the web. Mr. Harter is seeking a solution.
- c. Social Committee: The Chair, Charlene Casillas, submitted a report including completed and upcoming events. The HOA had a very tasty and well attended End of Summer BBQ that had been postponed from a rainy August weekend. Kudos to Char for great organization and perseverance. The Association has ongoing monthly book club meetings and weekly free yoga classes on Tuesdays at the Clubhouse. A wine club social is scheduled for October 14. Our Annual Holiday Party will be held Sunday December 4 5:00-8:00 PM at the Clubhouse.
- d. Welcome Committee: No report.
- e. Reserve Committee: Nothing to report.

10. NEXT REGULAR MEETING: 6:30 p.m. on November 14, 2016 at the CMHOA Clubhouse.

11. ADJOURNMENT: The meeting adjourned at 9:00 PM.