

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

DATE: November 14, 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:

Elena Ladd representing councilwoman Sheri Gallo's office attended the board meeting. This was Ms. Ladd's first time to attend a CMHA meeting. The board reviewed city issues that affect the neighborhood. Of particular interest to the board is an explanation of how the city calculated impervious cover used for the neighborhood's drainage fees.

3. Approval of MINUTES OF THE BOARD OF DIRECTORS: The minutes of the Regular Meeting of October 10, 2016 were approved.

4. FINANCIAL REPORT

a. October 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 \$724.00.

c. The 2015 Audit of the CMHA financial statement has been completed and was presented to the board. The auditor found that the financial statements "present fairly, in all material respects, the financial position of Cat Mountain Homeowner's Association, Inc. at December 31, 2015"

5. MANAGER'S REPORT: Reviewed and approved.

2. A bid of \$4700.00 to pressure wash several areas of the neighborhood's rock walls submitted by Centex ProWash was approved. Jesse will confirm that the company will treat the walls for mold and algae as part of the cleaning.

3. No acceptable bids were received to paint the fence surrounding the swimming pool. Jesse will solicit additional bids.

Jesse continues to trim trees in the common areas, referee disputes with home owners, and make (or hire contractors) minor repairs as necessary.

6. OLD BUSINESS:

a. Mr. Greenberg received the letter from President Bryan Harter requesting \$68,900.00 to compensate the Association for the Sycamore Tree removed without Board permission. Mr. Greenberg responded that he felt the amount was unreasonable and he rejected the offer. A majority of the board members felt that the matter should be referred to the neighborhood's attorney to write a letter to Mr. Greenberg and if appropriate file a lien against the property.

b. See Item 5.2 above.

c. Issues remain with Mr. Marek's screening wall. Jesse will follow up with Mr. Marek & Ms. Baylor.

d. After discussion it was decided that there is no need at this time to increase monthly dues for the CMHA.

7. NEW BUSINESS:

The Board initiated a discussion concerning the remodeling and updating of the clubhouse. It was agreed that a concept for the whole project should be arrived at before piecemeal projects were begun.

8. COMMITTEE REPORTS:

a. Environmental Control Committee: Chair Angela Clark submitted committee report - The group met October 17, 2016 at the clubhouse. Five proposed projects were reviewed and approved. The next meeting is scheduled for November 21, 2016 at the clubhouse.

b. Communications Committee: No new business.

c. Social Committee: Several November & December events including the annual Holiday Party on December 4th.

d. Welcome Committee: No Activity this Month.

e. Reserve Committee: No new business.

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

10. ADJOURNMENT: The meeting adjourned at 7:50PM