

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

**DATE:** December 12, 2016

**TIME:** 6:30PM

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

**1. CALL TO ORDER: 6:25PM. Present at the meeting:**

**Directors:** Bryan Harter (presiding), Marc Dully, Richard Schley, Ken Nirenberg, Doug Powell.

**Manager:** Jesse Chargualaf

**2. MEMBER FORUM: No guests present**

**3. Approval of MINUTES OF THE BOARD OF DIRECTORS: The minutes of the Regular Meeting of November 14, 2016 were approved.**

**4. FINANCIAL REPORT**

**a. November 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 \$499.00.**

**5. MANAGER'S REPORT: Reviewed and approved.**

**3. The board approved a bid of \$17.00 / hour to have a member of the landscape crew complete painting of the pool fencing.**

**5. Mr. Marek has not rectified the height issue of his fence as requested by the board. He is also parking a trailer on the street without board permission on a continuing basis. Attempts to bring these issues into compliance with HOA covenants have been ignored. The board approved having the association's attorney contact Mr. Marek regarding compliance.**

**7. Jesse made temporary repairs to the tennis court net(s) until new nets were received and installed.**

**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. The HOA's attorney has filed a lien on the property owned by Mr. Greenberg and has been asked to contact Mr. Greenberg
- b. Pool Fencing - See Item 5.3 above.
- c. The originally approved pressure washing of the neighborhood's retaining walls has been completed. See "New Business" item C for additional information.
- d. Mr. Marek's wall - See Item 5.5 above.
- e. Clubhouse renovations - No action to date; Ideas include new flooring (tile or vinyl); paint as necessary; update all bathrooms; replace broken glass window; possibly add a garbage disposal in kitchen.

**7. NEW BUSINESS:**

- a. The date of the annual homeowner's meeting was set for February 15, 2017. A letter to residents will go out on December 15, 2016 soliciting nominations for candidates for two board positions. The terms of Marc Dully and Ken Nirenberg are expiring. Nominations are due by January 6, 2017.
- b. Inspection of the retaining wall at the corner of Lookout Mountain Dr. and Mount Bonnell Road showed a bulge and need for repair. A bid from Jim Connelly Masonry to remove and replace the bulging area, patch cracks in the remaining wall and add weep holes was approved. The total of the bid was \$18,921.00
- c. The board approved a bid of \$500.00 to complete pressure washing the remaining HOA owned retaining walls .
- d. A discussion to repair or replace the clubhouse storage building was held. It was decided that a closer inspection of the building was needed to determine the best action.

**8. COMMITTEE REPORTS:**

- a. Environmental Control Committee: Chair Angela Clark submitted committee report - No new business.
- b. Communications Committee: The current newsletter may be discontinued due to cost. An online only "Bulletin" would be initiated.
- c. Social Committee: The Annual Holiday Party on December 4th was a big success!
- d. Welcome Committee: Three new homeowners were welcomed to the neighborhood this month.

**e. Reserve Committee: No new business.**

**9. NEXT REGULAR MEETING: 6:30PM on January 9, 2017 at the CMHOA Clubhouse.**

**10. ADJOURNMENT: The meeting adjourned at 7:24PM**