

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

DATE: May 08, 2017

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: No members or guests attending.

3. Approval of MINUTES OF THE BOARD OF DIRECTORS: The minutes of the Regular Meeting of April 10, 2017 were approved .

4. FINANCIAL REPORT

a. April 2017 financial statements: Statements reviewed and approved.

b. Reviewed delinquent accounts in accordance with the Collection Policy: No accounts warranted initiation of collection action. No accounts were over 60 days past due. Current outstanding receivables balance is \$1,081.00.

5. MANAGER'S REPORT: Reviewed and approved.

1a. Jesse received a bid from J-Conn Roofing to repair / replace 6 skylight domes and the flat section of the roof of the clubhouse. Jesse is awaiting a second bid and will present it to the board via e-mail. The board will compare bids and choose a contractor.

1b. A/C unit #1 is in need of replacement. Bryan Harter will discuss with the HOA's service contractor and get back to the board.

3. Jesse continues to trim trees and when necessary remove trees from the common area with assistance if needed.

4. Bryan Harter will send a letter to the owner's of 5821 Mt. Bonnell advising them that the improvements they are making in the common area adjacent to their property is an encroachment on HOA property and is not allowed.

Jesse dealt with numerous homeowner issues and complaints.

5f. Jesse will purchase a “game camera” and use it to monitor problems around the clubhouse.

6. Jesse’s request for vacation time off June 13 - June 18, 2017 was approved.

6. OLD BUSINESS:

a. There has been no contact with Mr. Greenberg concerning restitution for the tree.

b. Bryan Harter will contact Gregg Cagle with reference to 6002 Hood Hollow compliance with HOA covenants. Bryan stated that Mr. Cagle has been difficult to reach since changing law firms and generally non-responsive. The board requested that Bryan have a frank conversation with Mr. Cagle to determine if we should seek other counsel.

c. Work continues on design, color selection(s), and materials to be used for renovation of the clubhouse.

d. The board is in agreement that the proposed development of the Holdsworth Center PUD would be the most advantageous use of the property for the surrounding neighborhoods.

7. NEW BUSINESS:

a. The ECC will provide the board with suggested language for wording a change to the information given to homeowners with respect to Landscaping to Existing Homes.

b. The proposed renewal of the HOA’s Commercial Insurance Policy was discussed and approved.

8. COMMITTEE REPORTS:

a. Environmental Control Committee: Chair Angela Clark submitted committee report - Four new proposals were received and three approved by the ECC, the fourth proposal has notified the ECC that they will submit a modification to their request. Two pending requests were reviewed, one approved the second disapproved.

b. Communications Committee: the committee had no activity this month.

c. Social Committee: Submitted a calendar of events for May and possible events for June.

d. Welcome Committee: No activity this month.

e. Reserve Committee: Reserves are sufficient to meet the anticipated needs for 2017.

9. NEXT REGULAR MEETING: BOD Meeting scheduled June 12, 2017 at 6:30PM at the CMHOA Clubhouse.

10. ADJOURNMENT: The meeting adjourned at 7:31PM