

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

Date: June 12, 2017
p.m.

Time: 6:30

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), Richard Schley, Ken Nirenberg
Absent: Marc Dully, Doug Powell
Manager: Jesse Chargualaf
2. **MEMBER FORUM:** The following attended:
 - a) John Patterson - His vehicle at 4808 Twin Valley Drive has appeared to be inoperable. Mr. Patterson has wrapped the vehicle in a tarp and has donated it to NPR. It should be gone by 6/14.
 - b) Jeanee-Pierre - Owner of unfinished house at 6109 Twin Ledge Dr. Contractors are now working on several aspects of the house. He hopes to have permanent fencing for the house started in two weeks.
 - c) Jeff Greenberg - Came to discuss sycamore tree solution. Said he hadn't responded to us because he hadn't received notice of the lien we placed on his house. After some discussion, he agreed to provide the Board with some possible solutions for replacing the equivalent of the sycamore tree that his workers cut down.
3. **APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS:** The minutes of the Regular Meeting of May 8, 2017 were approved.
4. **FINANCIAL REPORT**
 - a. May 2017 financial statements: YTD net income is currently below budget primarily because of the lump sum insurance payments we have recently made. This will improve in future months. 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 \$1269. Jesse will check with Millie as to why 90 day balances are erroneously appearing in 60 days.
5. **MANAGER'S REPORT:** As usual, Jesse successfully resolved many homeowner complaints. Reviewed and approved. Several significant items are delineated below:
 - a. Skylight repair - J-Conn Roofing & Repair Service estimate was approved. They will be contacted to start work.
 - b. A/C Unit 1 replacement - Approved. Bryan was authorized to decide between 14 and 15 seer unit after discussing with Efficient A/C.
 - c. Board approved Mr. Joel Jimenez to repair peeling paint under skylight for \$600.
 - d. Cracked glass panel - Jesse can't find anyone who wants to replace it. Will call Binswanger Glass to see if they are willing.
 - e. Jesse will get estimates for repairing the portion of the concrete surface next to the pool deck that is sunken.
 - f. Proscaped has provided an estimate for some landscaping upgrades and repairs. These were approved. Also, we asked for an additional estimate for landscape improvements on Jessamine Hollow.
 - g. Decided that the member at 4609 Limestone Circle should submit an ECC application for the wall he would like to build to mitigate soil runoff.

6. OLD BUSINESS

- a. Action taken by Greg Cagle with reference to 6002 Hood Hollow compliance with HOA covenants? No action was taken by Cagle. Bryan will write a letter telling Mr. Marek to fix the fence asap.
- b. Continued discussion on ideas/designs to update clubhouse. No update. Work is in process.

7. NEW BUSINESS

- a. 5821 Mt. Bonnell Road - encroachment (improvements) to the Common Area. The homeowners agreed about a year ago not to improve common area. They have, once again, been told not to do so.
- b. 4808 Twin Valley Drive - inoperable vehicle stored on the driveway. See Mr. Patterson discussion in Member Forum above.
- c. 4814 Twin Valley Drive - unauthorized removal of Sycamore Tree from the Common Area. See Mr. Greenberg discussion in Member Forum above.
- d. Review proposed edits to ECC Project Approval Form as submitted by Angela Clark. Changes, as submitted, were approved.

8. COMMITTEE REPORTS: All committee reports were reviewed.

- a. Environmental Control Committee: The Chair, Angela Clark, submitted a report showing that there were seven new proposals. Six of the applications were approved. One application awaits an ECC vote. The next ECC meeting is scheduled for 6/19 at 6:30 PM at the CMHOA clubhouse.
- b. Communication Committee: No report.
- c. Social Committee: The Chair, Charlene Casillas, submitted a report including completed and upcoming events. The HOA had a well received Summer Bash party. The Association has ongoing monthly book club meetings and weekly free yoga classes on Tuesdays at the Clubhouse.
- d. Welcome Committee: No report.
- e. Reserve Committee: All is good.

10. NEXT REGULAR MEETING: 6:30 p.m. on July 10, 2017 at the CMHOA Clubhouse.

11. ADJOURNMENT: The meeting adjourned at 8:01 PM.