

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

DATE: July 10, 2017

TIME: 6:30PM

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

1. CALL TO ORDER: 6:34PM. Present at the meeting:

Directors: Bryan Harter (presiding), Ken Nirenberg, Doug Powell.

Absent: Marc Dully, Richard Schley

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 June 12, 2017 were approved.

4. FINANCIAL REPORT

a. June 2017 financial statements: Statements reviewed. Ken Nirenberg brought to the board's attention that current insurance payments were approximately \$5,000.00 greater than in previous years. Jesse and Ken will contact our insurance agent to determine if there was an overpayment or price increase. The board will revisit this issue at the August board meeting.

b. Reviewed delinquent accounts in accordance with the Collection Policy: No accounts warranted initiation of collection action. No accounts were over 90 days past due. Current outstanding receivables balance is \$2,491.00. This is an increase - possibly due to summer travel.

5. MANAGER'S REPORT: Reviewed and approved.

3. Our landscaping contractor, ProScape, has recommended waiting until fall to upgrade plantings due to the summer heat. The board asked Jesse about a bid to improve landscaping on Jessamine Hollow. Jesse will follow up with ProScape.

4. The board approved a bid of \$2,000.00 from Joel Jimenez to remove and replace the foundation for the clubhouse storage building.

Jesse dealt with numerous homeowner issues and complaints, trimmed trees and replaced the A/C unit in the manager's office.

6. OLD BUSINESS:

a. There has been no response to letter(s) sent to Mr. & Mrs Marek concerning bringing the fence between their property and their neighbor's property into compliance with neighborhood and City of Austin codes.

b. There is consensus for the following upgrades to the clubhouse -

Repaint walls and chair rails (no color was discussed); Replace all (3) door hardware with matching sets; Interior restrooms - touch up paint, replace toilets (with comfort height, soft close lids and water saving designs) and men's urinal; Replace all light bulb inside and outside with soft white LED bulbs (if necessary replace fixtures to accommodate LED bulbs); Replace stereo speakers; Replace carpet with tile (current choice is tile that simulates wood).

c. Discussion of resolution to issue with 4814 Twin Valley Drive (removal of Sycamore tree from Common Area) was shelved until next month's meeting in order to have input from all board members.

d. J-Conn has not started skylight repair, Jesse will schedule; Joel Jimenez has completed interior repairs and painting; Jesse will get a second bid to replace the glass panel, there is a current bid from Binswanger Glass.

e. Bryan will schedule replacement of new A/C unit.

7. NEW BUSINESS:

a. Bryan Harter expressed concern over the delay in completing renovations to 4713 Twin Valley Drive and the condition of the yard. This residence is vacant. Bryan will contact the realtor who is co-ordinating work for the owner.

8. COMMITTEE REPORTS:

a. Environmental Control Committee: Chair Angela Clark submitted committee report - Three new proposals were received and approved by the ECC. Two other items were in review.

b. Communications Committee: Our website is off-line. Jesse will contact the host to determine if there is an issue.

c. Social Committee: Submitted a calendar of events for August.

d. Welcome Committee: The committee welcomed 4 new residents to Cat Mountain Hollows this month.

e. Reserve Committee: No report (chair absent).

9. NEXT REGULAR MEETING: BOD Meeting scheduled August 14, 2017 at 6:30PM at the CMHOA Clubhouse.

10. ADJOURNMENT: The meeting adjourned at 7:56PM