

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

DATE: August 14, 2017

TIME: 6:30PM

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

1. CALL TO ORDER: 6:30 PM. Present at the meeting:

Directors: Bryan Harter (presiding), Richard Schley, and Marc Dully.

Absent: Ken Nirenberg.

Proxy: Doug Powell gave his proxy to Mr. Harter

Manager: Jesse Chargualaf

2. MEMBER FORUM: No members or guest attending.

3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS meeting of July 10, 2017. Mr. Dully moved to approve the minutes as is, seconded by Mr. Schley, the motion was adopted unanimously.

4. FINANCIAL REPORT:

a. July 2017 financial statements. Reviewed and the Manager was directed to communicate to the Bookkeeper the following:

(1). Inform the Bookkeeper to move the \$2,477.29 from Buildings & Grounds-General to Capital Expense.

(2). Find out whether the Bookkeeper is using Quickbooks software.

b. Reviewed delinquent accounts in accordance with the Collection Policy. The Manager to inform the Bookkeeper to correct the error on unit 0248 that instead of the account being delinquent, the account is in fact paid to October 2017.

c. Findings concerning insurance payments. The issue on the doubled billing on a premium is resolved by the Insurer reimbursing the Association for the overpayment.

5. MANAGER'S REPORT: Reviewed and the following:

a. Clubhouse glass panel repair: Mr. Dully moved approving Alamo Glass to make the repair per its estimate of \$726.23; contingent on the Manager verifying that Alamo Glass will use a tempered glass, seconded by Mr. Schley; the motion was adopted unanimously.

b. Association website. Discussed. Mr. Harter briefed on efforts he is working on to correct problems of missing files that occurred when GoDaddy suspended the website due to their mistake in using an expired credit card of the Manager in their file.

c. 6022 Mt. Bonnell Hollow homeowner's request to trim branches on the Live Oak tree to have partial view to the lake and downtown. The Live Oak tree is located on the Common Area. Homeowner's request also included having branches of the same Live Oak tree trimmed back that were hanging over his driveway.

Mr. Schley moved for approval of the homeowner's request, seconded by Mr. Dully, the motion was adopted unanimously.

d. 6100 Mtn. Villa Cove: The homeowner requested to have their own contractor cut back the branches of the Mountain Laurel trees that were rubbing against their back deck and side of the house.

Discussed. The Board did not approve for the homeowner to hire their own contractor to do the work. Instead, the Board directed the Manager to get an estimate and the Association's contractor will do the work.

e. 4601 Lantana Hollow: Request by the homeowner to have dead tree branches on trees located on the Common Area be removed.

Discussed. The Manager reported that he already did some of the work removing branches that post potential damage to cars that are parked on the Common Area parking lot, as well as personal safety to the car owners. The Board agreed for the Manager to complete removing the dead branches on other trees at same location.

Additionally, the Manager will also removed dead branches on several Spanish Oak trees on the Common Area on the north side of Limestone Circle. The dead branches are overhanging Mtn. Villa Cove and Mtn. Villa Circle; thereby, posing safety to cars and as well as to persons that are walking/running on the street.

6. OLD BUSINESS:

a. Status of fence at 6002 Hood Hollow. Compliance with HOA covenants?

Discussed and the Board agreed for the President to write a letter to the homeowner as well as referring the matter to the Association's attorney.

b. Continued discussion on ideas / designs to update clubhouse: Discussed and Directors are still considering other ideas.

c. 4814 Twin Valley Drive - status of unauthorized removal of Sycamore tree from the Common Area.

Tabled. The matter moved for discussion of the full Board and the homeowner at the September 11, Board meeting.

d. Status of Clubhouse repairs to skylight and glass panel: The glass panel repair is covered in paragraph 5.c. above. The Manager will check with J-Conn Roofing and Repair Services and get a definitive schedule on when work on the skylight will start.

e. Status of new A/C unit. Covered in the Manager's Report paragraph 1.c. above that Efficient AC and Electric completed replacing Unit #1.

f. Status of bid on landscape improvements to Jessamine Hollow. The Manager informed the Board that he is waiting for Proscapio to transmit the estimate. The Manager will follow up and get the estimate.

7. NEW BUSINESS: There was no new business. New chairs to be added in the September Agenda.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee.
- b. Communication Committee.
- c. Social / Activities Committee.
- d. Welcome Committee.
- e. Reserve Committee.

The Board reviewed written reports provided by the ECC and Social Committees Mr. Harter reported

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efforts he is undertaking to rebuild and post missing files in the website. There was no report from the Welcome Committee.

9. NEXT MEETING: Next Regular Meeting - September 11, 2017 @ 6:30PM at the CMHOA Club House.

10. ADJOURNMENT: 7:29 PM