

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

Date: August 13, 2018

Time: 6:30 p.m.

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, Marc Dully, Ken Nirenberg, Doug Powell
Absent: Richard Schley (Marc Dully has Richard's proxy)
Manager: Jesse Chargualaf
2. **MEMBER FORUM:** Members Present - Gail Dully, Lee Blanchard, Charlene Casillas, Joanie Arrott, Jo Baylor. Lee and Joanie presented information concerning an item before the ECC (see committee reports). Jo Baylor expressed thanks for the Board's efforts to resolve issues on Hood Hollow.
3. **APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS:** The minutes of the Regular Meeting of July 09, 2018, were approved.
4. **FINANCIAL REPORT**
 - a. July 2018 financial statements: Financial statements were discussed and approved. The HOA financial condition remains solid.
 - b. Review delinquent accounts in accordance with the Collection Policy: 20 accounts with past due balances, only one account over 60 days, no accounts @ 90 days. Total past due \$1,029.00.
5. **MANAGER'S REPORT** - Reviewed and approved. Significant items included:
 - a. Jesse trimmed and removed several dead branches and trees that were encroaching on homeowner's property from the common area, saving the HOA considerable expense.
 - b. No progress in finding a contractor to repair the tennis courts. The search continues.
 - c. Jesse answered several homeowner's requests for information and dealt with one complaint concerning a neighbor's overflowing trash cans and property conditions.
6. **OLD BUSINESS**
 - a. Status of action taken to secure compliance with CCRs by 6002 Hood Hollow. The HOA's attorney has written letters requesting compliance and explaining the consequences for non-compliance.
 - b. Continued discussion on ideas / designs to update clubhouse. The Board signed a contract with Nelson Freelance Design to begin clubhouse renovations. The estimated start date is mid September with a completion date before the end of November.
 - c. A search for a contractor to repair the tennis court is ongoing.
 - d. The HOA continues to request compliance with landscaping requirements from the homeowner of 6109 Twin Ledge Drive. The homeowner is working to comply.

- e. Some progress has been made with respect to the property maintenance at 4713 Twin Valley Drive. The homeowner's representative is communicating with the HOA and hiring a new contractor to complete work left unfinished by the original contractor.

7. NEW BUSINESS:

a. Several complaints concerning the condition of 5918 North West Place have been received. Both Bryan Harter and Jesse Chargualaf have spoken to the homeowner. He has stated that the repairs to the house should be complete by the end of September. The Board will watch closely for progress and revisit this item at our September meeting.

- b. Approval of renovation contract. The board approved and entered into a contract with Nelson Freelance Design to begin clubhouse renovations.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Report received. Five new projects reviewed. Three projects were approved, two are pending. A project at 6104 Mountain Villa Cove requires Board approval and an easement to use Common Area to allow the homeowner access to their backyard. Joanie Arrott and Lee Blanchard, members of the ECC, explained the need for the easement and voiced their support. The Board asked for specific construction plans to be submitted which would be necessary before any legal easement could be granted. The Board also indicated that the homeowner would be responsible to reimburse the HOA for any legal fees incurred.
- b. Communication Committee: Our HOA website continues to be hacked creating challenges for the neighborhood to use the site for e-mail. No easy solution appears to be available.
- c. Social Committee: The Book Club continues to meet monthly, YOGA with Charlie is on hiatus thru the summer. The End of Summer Bash will be held this Saturday August 18th.
- d. Welcome Committee: No report.
- e. Reserve Committee: The reserves are adequate at this time to meet anticipated expenses.

10. NEXT REGULAR MEETING: 6:30 p.m. set for September 10, 2018 at the CMHOA Clubhouse.

11. ADJOURNMENT: The meeting adjourned at 7:55PM.