

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

Date: October 25, 2018

Time: 6:30 p.m.

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

1. CALL TO ORDER: 6:33 p.m. Present at the meeting:

Directors: Marc Dully, Richard Schley, Presiding, Ken Nirenberg, Doug Powell

Absent: Bryan Harter

Manager: Jesse Chargualaf

The regularly scheduled meeting of the Board of Directors was rescheduled from October 8, 2018. On that date too few board members were available to form a quorum.

2. MEMBER FORUM: No Members Present.

3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: The minutes of the Regular Meeting of September 10, 2018, were approved.

4. FINANCIAL REPORT

- a. September 2018 financial statements: Financial statements were discussed and approved. Income and expenses are tracking very near budgeted amounts.
- b. Review delinquent accounts in accordance with the Collection Policy: 10 accounts with past due balances, 9 accounts over 60 days, 4 accounts @ 90 days. Total past due \$1,074.00.

5. MANAGER'S REPORT - Reviewed and approved. Significant items included:

- a. During the process of remodeling the Clubhouse significant damage to the rear wall of Jesse's office was discovered. The damage was repaired by the remodeling crew. However, it was decided that a french drain in the area, to prevent pooling of water and future damage, was required. Jesse will install a drain or create a berm to divert the water.
- b. 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.
- c. Jesse answered several homeowner's requests for information and dealt with numerous complaints.
- d. Jesse will contact King's Emergency Communication to re-install the control box for the emergency poolside phone. The control box was located inside the men's outdoor restroom. The board asked Jesse to find a less conspicuous location, if possible.
- e. Jesse received a note addressed to the Board asking for assistance in dealing with an absentee homeowners "landscaping" run amok. The board asked Jesse to contact the absentee homeowner and request their attention to the issue.

6. OLD BUSINESS:

- a. Status of action taken to secure compliance with CCRs by 6002 Hood Hollow. There have been no recent violations.
- b. Clubhouse renovations are moving forward. The estimated date for completion is November 4th, unless rain prevents outdoor painting. Richard Schley volunteered to shop for a new refrigerator, a broken window is scheduled to be replaced on the 26th, with final clean up and decorating to follow. Replacement of furniture, a storage cabinet / service counter and artwork for the wall(s) will be addressed ASAP.
- 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. An updated design has been requested for ECC review.
- 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.
- f. The condition of 5918 North West Place is greatly improved. As soon as weather permits replaced siding will be painted and repairs to a front walkway will be made.

7. NEW BUSINESS:

- a. The board will update the existing Clubhouse Use Agreement adding a paragraph concerning protection of the new flooring while moving furniture.
- b. All furniture currently in use in the clubhouse will be fitted with felt pads, sliders (or both where appropriate) to protect the new tile floors.
- c. After review of anticipated income and expenses for 2019 prepared by treasurer Ken Nirenberg, the board accepted his recommendation that dues for next year NOT be increased.
- d. The board received complaints concerning the condition of the exterior of and possible construction in the common area adjacent to 4808 Twin Valley Dr. Jesse advised the board that the existing construction was not encroaching and had been approved by the ECC. Jesse will have a conversation with the homeowner concerning the overall condition of the property and any plans for new construction that might require ECC approval.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Report received- one pending project was approved. The homeowners have not made a decision as yet on whether to proceed with their project at this time.
- b. Communication Committee: Our HOA website continues to be hacked. Constant monitoring and vigilance is required.
- c. Social Committee: The Book Club continues to meet monthly, YOGA with Charlie is back on Thursday evenings until September 18th. Sadly, Charlie Devany is moving and will no longer offer his free yoga classes. The board expresses our thanks to Charlie for his willingness to share his talent with the neighborhood. Our Annual Holiday Party is scheduled for Sunday December 2nd.

Charlene Cassillas, Social Committee Chair person has stepped down. Her past efforts are greatly appreciated by the board and have been enjoyed by the entire neighborhood.

- d. Welcome Committee: The Welcoming Committee sent 5 belated and 14 new letters welcoming newcomers to our neighborhood. In person visits are scheduled when possible.

10. NEXT REGULAR MEETING: 6:30 p.m. set for November 12, 2018 at the CMHOA Clubhouse.

11. ADJOURNMENT: The meeting adjourned at 7:25PM.