

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

**Date:** November 12, 2018

**Time:** 6:30 p.m.

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

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1. CALL TO ORDER: 6:30 p.m. Present at the meeting:  
Directors: Marc Dully - Presiding, Ken Nirenberg, Doug Powell (has Richard Schley's Proxy)  
Absent: Bryan Harter, Richard Schley  
Manager: Jesse Chargualaf
2. MEMBER FORUM: No Members Present.
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: The minutes of the Meeting of October 25, 2018 were approved.
4. FINANCIAL REPORT
  - a. October 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: 3 accounts with 90+ day balances. Total A/R \$964.00
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. The board approved a bid from ProScape to haul the debris to the landfill, \$1,065.18. The board asked Jesse to call H.O.W. Foundation for a competitive bid the next time a large disposal of tree trimmings was necessary.
  - b. Jesse answered several homeowner's requests for information and dealt with numerous complaints.
6. OLD BUSINESS:
  - a. Status of action taken to secure compliance with CCRs by 6002 Hood Hollow. There have been no recent violations for several months. The board will table this item pending any future complaints
  - b. Clubhouse renovations are substantially complete. Only minor items remain to be finished or touched up.
  - c. 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.
  - d. 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.

- e. The condition of 5918 North West Place is greatly improved. As soon as weather permits re-placed siding will be painted and repairs to a front walkway will be made.
- f. New wording has been added to the Clubhouse Use Agreement referencing protection of the new flooring.
- g. Issues at 4804 Twin Valley Dr are resolved.
- h. Issues at 4840 Twin Valley Dr are resolved.

7. NEW BUSINESS:

- a. The Board is at a loss as to how to motivate neighbors to participate in the HOA functions.
- b. The Board approved a menu from Azul Tequila for the Holiday Party December 2, 2018.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Report received. No new activity.
- b. Communication Committee: No report.
- c. Social Committee: No Report. Our Annual Holiday Party is scheduled for Sunday December 2nd.
- d. Welcome Committee: The Welcoming Committee sent 3 letters welcoming newcomers to our neighborhood. In person visits are scheduled when possible.

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

11. ADJOURNMENT: The meeting adjourned at 7:38PM.