

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

Date: December 10, 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: Richard Schley - Presiding, Marc Dully (has Bryan Harter's Proxy) Ken Nirenberg, Doug Powell
Absent: Bryan Harter
Manager: Jesse Chargualaf
2. MEMBER FORUM: No Members Present.
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: The minutes of the Meeting of November 12, 2018 were approved.
4. FINANCIAL REPORT
 - a. November 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: no accounts with 90+ day balances. Total A/R \$978.00
5. MANAGER'S REPORT - Reviewed and approved. Significant items included:
 - a. Emergency Phone for the pool has been re-connected with an updated circuit board.
 - b. Foot Bridge to the tennis courts was repaired.
 - c. Holiday Party was a big success. Thanks go to Jesse Chargualaf, Gail Dully & Angela Clark for hours of decorating; Adrienne Boer for providing a sound system and many others who assisted in set up and clean up.
 - d. CCR compliance issues at 4838 Twin Valley Drive continue. Jesse has documented the issues and sent the homeowners a letter requesting that the exterior issues with the home's condition be remedied. Richard Schley has also spoken with the homeowner. See NEW BUSINESS for additional comment.
 - e. There are concerns that a residence on Jessamine Hollow might be used as a short term rental. Jesse and a nearby homeowner will keep watch and advise the board.
6. OLD BUSINESS:
 - a. Clubhouse Renovations and Repairs have been completed. A storage cabinet for folding tables is being designed and cost estimated for future consideration.
 - b. Issues with CCR compliance at 4713 Twin Valley Drive have been resolved and the property is currently in good standing.

7. NEW BUSINESS:

- a. The Holiday Party was considered a success. Approximately 100 Members & Guests attended. Reviews of the Clubhouse renovations were very positive. The menu was well received and a good time was had by all.
- b. The board approved the \$300.00 purchase of the artwork painted for the Clubhouse.
- c. The board directed Jesse to purchase a new vacuum cleaner and microwave oven for the clubhouse. More research into a sound system is on going.
- d. The board reviewed the time table for each required document for the annual meeting of the HOA membership. The first document (Requests for Nominations) was approved and will be mailed on December 12th.
- e. The board directed Richard Schley to contact the HOA's attorney and request that a formal letter directing the owners of 4713 Twin Valley Drive bring the property into compliance with the CCR's be written and delivered.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Report received. One new project was reviewed and approved. Three other projects are under review.
- b. Communication Committee: No report.
- c. Social Committee: No Report. Our Annual Holiday Party review is under Manager's Report and New Business.
- d. Welcome Committee: The Welcoming Committee had no new business this month.
- e. Reserve Committee: Reported that reserves were adequate for anticipated expenses and improvements.

10. NEXT REGULAR MEETING: 6:30 p.m. set for January 14, 2019 at the CMHOA Clubhouse.

11. ADJOURNMENT: The meeting adjourned at 7:34PM.