

**CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC.**

**MEETING OF THE BOARD OF DIRECTORS**

**Date:** January 14, 2019

**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: Bryan Harter - Presiding, Marc Dully, Ken Nirenberg, Doug Powell  
Absent: Richard Schley (Doug Powell has Proxy)  
Manager: Jesse Chargualaf
2. **MEMBER FORUM:** Davison Grant stopped by to let the board know that he is available to assist in training the new treasurer and to express his support for the board and its accomplishments this past year.
3. **APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS:** The minutes of the Meeting of December 10, 2018 were approved with a change in Item 7e. The address listed as 4713 Twin Valley Dr was corrected to read 4838 Twin Valley Drive.
4. **FINANCIAL REPORT**
  - a. December 2018 financial statements: Financial statements were discussed and approved. Income and expenses are tracking very near budgeted amounts. The annual financial report, 2018 Statement of Revenues, Expenses and Changes in Funds, the 2018 Depreciation Schedule and the Proposed 2019 Budget were all reviewed and discussed. These reports will be presented at the Annual Member's Meeting in February.
  - b. Review delinquent accounts in accordance with the Collection Policy: no accounts with 90+ day balances. Total A/R \$357.34. Jesse was acknowledged and thanked for his efforts to collect past due balances.
5. **MANAGER'S REPORT** - Reviewed and approved. Significant items included:
  - a. Jesse is shopping for a new stereo system for the clubhouse.
  - b. Jesse has purchased a new vacuum and microwave as directed by the board.
  - c. All mailings for the Annual Meeting have been printed and are being mailed according to the schedule required by the HOA covenants.
  - d. As always Jesse has dealt with numerous homeowner issues & requests.
6. **OLD BUSINESS:**
  - a. A drawing and estimate to construct a storage cabinet for folding tables is being prepared by Laurie Nelson.
  - b. We are on track with all preparations for the Annual Meeting.

c. Issues with the condition of 4838 Twin Valley Drive (erroneously listed as 4713 Twin Valley Dr on previous minutes) were documented by Jesse and presented to the board. At the December board meeting Richard Schley was directed to contact the HOA's attorney and request a formal letter be written to the owner of 4838 Twin Valley DR. Richard was not at this meeting and the status of that requests is unknown at this time.

d. Jesse is shopping for a stereo for the clubhouse.

7. NEW BUSINESS:

- a. Nominees for Board of Directors reviewed and approved.
- b. Final planning for Annual Meeting deferred to February 11 meeting.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Report received. One new project was reviewed and approved. Two other projects are currently under review.
- b. Communication Committee: Our site was blacklisted by Google. Bryan will contact Go Daddy to rectify the issue.
- c. Social Committee: No Report.
- d. Welcome Committee: The Welcoming Committee had no new business this month.
- e. Reserve Committee: No Report

10. NEXT REGULAR MEETING: 6:30 p.m. set for February 11, 2019 at the CMHOA Clubhouse.

11. ADJOURNMENT: The meeting adjourned at 7:58PM.