

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

Date: February 11, 2019

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, Doug Powell
Absent: Bryan Harter (Richard Schley has Proxy), Ken Nirenberg (Doug Powell has proxy).
Manager: Jesse Chargualaf

2. MEMBER FORUM: Allen Reinarz, MD; Bryan & Maria Levin; Delia Merritt attending.
 - a. Dr. Reinarz had written a letter to the board expressing concerns about pending renovation to 4808 Twin Valley Drive. He was advised that the ECC was in the process of reviewing that project and would be meeting on February 19th. He was told that his concerns would best be presented to the ECC. He told the board he would attend the ECC meeting.
 - b. Brian Levin approached the board concerning flooding of his property at 4402 Jessamine Hollow and Ms. Merritt's property at 4400 Jessamine Hollow. Mr. Levin feels that the HOA should take responsibility for remedying the problem since the source of the water is runoff from the street. A channel drain was built in the street and is on HOA property. This drain is not diverting all of the runoff during heavy rain events and the excess runs down Mr. Levin's driveway into his garage, yard and house. Mr. Levin believes this makes the HOA responsible for remediating the drain.

The HOA board's position is that the builder accepted liability for the drainage once they made the curb cut and installed the driveway. The builder failed to install a berm or hump at the top of the driveway to divert water from running directly from the street into the driveway. The channel drain was installed by the builder. It is not known if the drain was installed with or without the permission of the developer of Cat Mountain Villas. The channel drain was installed before the HOA was formed and took responsibility for maintenance of the common areas. Therefore, the board does not believe it is responsible for the flooding of Mr Levin's property.

No resolution was reached. Both the board and Mr. Levin agreed to further investigate the problem and to meet again in the future.

3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: The minutes of the Meeting of January 14, 2019 were approved.

4. FINANCIAL REPORT
 - a. January 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 over 60 or 90+ day balances. Total A/R \$980.00. 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 presented his findings concerning a new sound system for the clubhouse.
 - b. All mailings for the Annual Meeting have been printed and are being mailed according to the schedule required by the HOA covenants. Jesse will handle the purchase of drinks & snacks for the meeting. The board approved a budget of \$500.00.
 - c. As always Jesse has dealt with numerous homeowner issues & requests.
6. OLD BUSINESS:
- a. After discussion a motion was made and approved to postpone the purchase of a sound system for the clubhouse. It was felt that the cost for a good system exceeded the need and benefit to the members.
 - d. No progress made with reference to compliance with CCRs by 4838 Twin Valley Dr.
7. NEW BUSINESS:
- a. The Annual Meeting will be held February 20, 2019. Proxies to establish a quorum have been received.
 - b. No discussion of Tree Folks.
 - c. Drainage issues at 4400 & 4402 Jessamine Hollow were discussed - see Member Forum.
8. COMMITTEE REPORTS:
- a. Environmental Control Committee: Report received. Five new project were reviewed and approved. Two other projects are currently under review.
 - b. Communication Committee: No Report
 - c. Social Committee: No Report.
 - d. Welcome Committee: The Welcoming Committee sent out several welcome letters. Several letters were returned as the new homeowners had not moved in. They will be resent as soon as Jesse verifies occupancy.
 - e. Reserve Committee: Our reserves should be adequate to meet all anticipated capital expenses for 2019.
10. NEXT REGULAR MEETING: 6:30 p.m. set for March 11, 2019 at the CMHOA Clubhouse.
11. ADJOURNMENT: The meeting adjourned at 7:45PM.