

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

Date: March 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 meeting:
Directors: Doug Powell -Presiding, Jason Fischer, Monica Johnson
Absent: Richard Schley (Doug Powell has proxy) Bryan Harter (Doug Powell has proxy)
Manager: Jesse Chargualaf
Social Chairman: Jeff Howdeshell
2. MEMBER FORUM: No members present
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: The minutes of the meeting of February 11, 2019, were approved.
4. FINACIAL REPORT
 - a. February financial statements: Financial statements were discussed and approved. Income and expenses are tracking near budgeted amounts.
 - b. Review of delinquent accounts in accordance with the Collection Policy: no accounts with over 60 or 90+ day balances. Total A/R \$1,617.00. Jesse was acknowledged for his efforts to collect past due balances.
 - c. Reserve account is for capital improvements of the property.
 - d. Tennis Court update will be biggest expense in 2019
5. MANAGERS REPORT: Reviewed and approved. Significant items included.
 - a. 4808 Twin Valley got approval from the ECC.
 - b. Jesse has dealt with numerous homeowner issues and requests
6. OLD BUSINESS
 - a. 4838 Twin Valley has an absentee owner and the condition of the home is deteriorating. Non responsive owner. Non compliance to covenants and restrictions
 - b. 4400/4402 Jessamine Hollow drainage issues
7. NEW BUSINESS
 - a. Communication/Social Media/Facebook Page- What is the best way to communicate information to our neighbors.
 - b. Selection of outside contractors. Approved to maintain current Auditor, Bookkeeper, and landscape contractor. Need to discuss HOA Attorney.
 - c. Traffic Issues- Do we want to help facilitate how to deal with traffic issues in the neighborhood?
 - d. Phone Bill- Is it possible to reduce our bill? Should we look into a wireless account?
 - e. Water Bill- Do we have an interest in gathering volunteers to explore how CMHOA is billed?

8. COMMITTEE REPORTS

- a. Environmental Control Committee: Report received. Reconfirmed Angela as the committee chair. Approved project at 4808 Twin Valley. Reviewing other projects.
- b. Communication Committee: No Report
- c. Social Committee: Approved Jeff Howdeshell as the new Social Committee Chair. He is going to gather a committee and move forward with planning social activities.
- d. Welcome Committee: Report received. The committee delivered a welcome basket on Knapp Hollow. The committee chairs also made contact and received discounts from with AustiNuts and Twin Liquors.
- e. Reserve Committee: Our reserves are adequate.

9. NEXT MEETING: Set for April 8, 2019, 6:30, CMHOA Clubhouse

10. ADJOURNMENT: Meeting adjourned at 8:15.