

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

Date: April 8, 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: Richard Schley, Doug Powell, Jason Fischer, Monica Johnson
Absent: Bryan Harter (Richard Schley has proxy)
Manager: Jesse Chargualaf
Social Chairman: Jeff Howdeshell
2. MEMBER FORUM:
Lee
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: The minutes of the meeting of March 11, 2019, were approved.
4. FINACIAL REPORT
 - a. March financial statements: Financial statements were discussed and approved. Income and expenses are tracking near budgeted amounts. Still solvent.
 - b. Review of delinquent accounts in accordance with the Collection Policy: no accounts with over 60 day balances. Total A/R \$735.00. Jesse was acknowledged for his efforts to collect past due balances.
 - c. Under budget for repairs and maintenance.
5. MANAGERS REPORT: Reviewed and approved. Significant items included
 - a. Storage cabinet for tables and chairs. Approved bid to include casters.
 - b. Landscaping upgrade estimate was approved
 - c. Jesse continues to deal with many neighborhood issues on a daily basis.
6. OLD BUSINESS
 - a. Issue on Belvedere with young people congregating, leaving trash and vandalizing property. Out of HOA jurisdiction.
 - b. 4840 Twin Valley- Doug suggested writing a letter from the board to owner of 4838 Twin Valley regarding easement access.
7. NEW BUSINESS
 - a. HOA Attorney- Board will continue to work with our current attorney
 - b. Board approved the use of direct mail for social events.
 - c. Traffic Issues- There is not much the board can do with this issue.
 - d. Phone Bill/Internet- More research needed to see if we can reduce/bundle bill.
8. COMMITTEE REPORTS
 - a. Environmental Control Committee: Report received.
Note condition of 4802 Fern Hollow is deteriorating. Letter from board recommended.
 - b. Communication Committee: No Report

- c. Social Committee: Report received.
Cat Mountain special events calendar/clubs and activities information provided.
- d. Welcome Committee: No report received.
- e. Reserve Committee: Our reserves are adequate.

9. NEXT MEETING: Set for May 13, 2019, 6:30, CMHOA Clubhouse

10. ADJOURNMENT: Meeting adjourned at 7:30