

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

Date: June 10, 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, Doug Powell, Jason Fischer, Monica Johnson
Absent: Bryan Harter
Manager: Jesse Chargualaf
2. **MEMBER FORUM:** No members were present
3. **APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS:** The minutes of the Meeting of May 13, 2019 were approved.
4. **FINANCIAL REPORT**
 - a. May 2019 financial statements: Financial statements were discussed and approved. Expenses are tracking under budget with the exception of phone.
 - b. Review delinquent accounts in accordance with the Collection Policy: Only one with 90+ day balances. Total A/R \$1,445.10
5. **MANAGER'S REPORT** - Reviewed and approved. Significant items included:
 - a. Storage cabinets are being rebuilt to measurements reflected in estimate.
 - b. Broken glass panel on the northeast side of clubhouse. Jesse is going to get an estimate from Alamo Glass.
 - c. Associations legal counsel sent a letter to the owner of 4838 Twin Valley, no response yet
 - d. As always Jesse has dealt with numerous homeowner issues & requests.
6. **OLD BUSINESS:**
 - a. 4802 Fern Hollow and 5918 NW Place are currently in compliance.
 - b. CMHOA transfer of phone/internet services to Spectrum is a significant savings. Need to run a hard line to pool phone.
7. **NEW BUSINESS:**
 - a. 5838 Westslope Dr.- We need to determine the value of the trees that was cut down without ECC approval in order to determine financial penalty.
 - b. Yard Maintenance- Several letters were sent to homeowners regarding lawn maintenance. All complied with mowing their lawn with the exception of 6109 Mtn. Villa Dr.
8. **COMMITTEE REPORTS:**
 - a. Environmental Control Committee: Report received. Two new proposals were reviewed and approved. 1 is under review now and 2 carried over.

- b. Communication Committee: No Report
- c. Social Committee: No Report.
- d. Welcome Committee: No new residents
- e. Reserve Committee: Our reserves are adequate

9. NEXT REGULAR MEETING: 6:30 p.m. set for August 12, 2019 at the CMHOA Clubhouse.

10. ADJOURNMENT: The meeting adjourned at 7:30PM.