

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

**Date:** January 13, 2020

**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: Jason Fischer - Presiding, Doug Powell, Monica Johnson, Marc Dully  
Absent: Bryan Harter (Doug Powell has proxy)  
Manager: Jesse Chargualaf
  
2. **MEMBER FORUM:** Lee Blanchard (ECC committee), Felix Benavides( City of Austin Watershed Protection Division), Brain Levin (owner of 4402 Jessamine Hollow) and Delia Merit (owner of 4400 Jessamine Hollow). All the above attended the meeting to discuss the drainage issues on the bottom of the cul-de-sac on Jessamine Hollow. The current drain and inlet is not sufficient to properly handle the water flow. Mr. Benavides explained that it is an infrastructure issue with a very steep drop on Jessamine Hollow. In addition, there is a big amount of asphalt which creates fast moving water to the bottom of the cul-de-sac. The existing French drain, installed by the original builder, cannot handle the water flow. They are recommending installation of inlets, French drains, valley gutters and a speed bump at the top of the cul-de-sac.  
  
A concern was raised as to who would be responsible for the cleaning and maintenance of the French drain and who has liability if it is not properly maintained.  
  
The drainage improvements are in the preliminary stage. The board will be updated once a utility survey has been done and a more concrete plan has been developed.
  
3. **APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS:** The minutes of the Meeting of December 9, 2019 were approved.
  
4. **FINANCIAL REPORT**
  - a. December 2019 financial statements: Financial statements were discussed and approved. Expenses are tracking very close to budget.
  - b. Review delinquent accounts in accordance with the Collection Policy:  
Total A/R \$831.00
  
5. **MANAGER'S REPORT** - Reviewed and approved. Significant items included:
  - a. Jesse mailed the ballot/proxy to CMHOA members for annual meeting on 2/19/2020.
  - b. Jesse provided 3 estimates for common area clean up. The board asked Jesse to get updated bids splitting the work between ProScape and HOW.
  - c. Jesse has dealt with many homeowner issues.
  
6. **OLD BUSINESS:**
  - a. 4838 Twin Valley- Jason left a message with Mr. Navaro. He will follow up again.
  - b. Projected clean up of common areas- It was decided that ProScape will handle the clean up of the smaller areas and HOW would clean up the large common areas. Jesse will get updated estimates to reflect this.

**7. NEW BUSINESS:**

- a. 6103 Twin Ledge Drive- The board has recommend to the homeowners that they should contact the police any time there is a disturbance at 6103. The neighbors on Twin Ledge are going to keep the board posted on the situation at 6103.
- b . 4402 Jessamine Hollow- See Member Forum above
- c . 2020 Budget- Healthy reserve account and we are below the maximum allowed in bylaws. The largest projected expense is Phase I brush cleanup of common areas. Pool/tennis court repairs are also a big expense but it will be covered by capital expenditures.  
Small increase of dues to the total amount of \$8,568 for the year.

**8. COMMITTEE REPORTS:**

- a. Environmental Control Committee: Report received. Four proposals approved, three in review.
- b. Communication Committee: No Report
- c. Social Committee: Holiday party is scheduled for 12/13.
- d. Welcome Committee: No new residents.
- e. Reserve Committee: Our reserves are adequate

**9. NEXT REGULAR MEETING:** 6:30 p.m. set for February 10, 2020 at the CMHOA Clubhouse.

**10. ADJOURNMENT:** The meeting adjourned at 8:20PM.