

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

**Date:** February 10, 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:** No members were present.
3. **APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS:** The minutes of the Meeting of January 13, 2020 were approved.
4. **FINANCIAL REPORT**
  - a. January 2020 financial statements: Financial statements were discussed and approved. Expenses are tracking very close to budget. P&L is ok.
  - b. Review delinquent accounts in accordance with the Collection Policy:  
Total A/R \$946.00
5. **MANAGER'S REPORT** - Reviewed and approved. Significant items included:
  - a. 144 ballots have been received so quorum has been met.
  - b. Updated bid from HOW for phase I major brush cleanup is \$18,000.
  - c. Jesse will get another bid to replaster pool. First bid is \$14,929.
  - d. As always Jesse has dealt with numerous homeowner issues & requests.
6. **OLD BUSINESS:**
  - a. 6103 Twin Ledge Update-No new incidents at this property.
  - b. 4838 Twin Valley- No work has begun on the property. Jason will reach out to lawyer for update.
7. **NEW BUSINESS:**
  - a. 2020 budget will be presented at the annual meeting.
8. **COMMITTEE REPORTS:**
  - a. Environmental Control Committee: Report received. Three proposals approved, four in review.
  - 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 March 9, 2020 at the CMHOA Clubhouse

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