

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING OF THE MEMBERS

Date: February 19, 2020

Time: 7:00 p.m.

Location: CMHOA Clubhouse, 6007 Mt Bonnell Rd, Austin, TX, 78731

- 1. CALL TO ORDER:** 7:06 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
20 members present and quorum was met with a total of 173 through members present and ballot/proxy.
- 2. APPROVAL OF 2019 MINUTES OF THE ANNUAL MEETING:** The minutes of the February 19, 2019 minutes were approved without corrections.
- 3. COMMITTEE REPORTS:**
 - a. Communications Committee: Bryan Harter was not present to provide a report.
 - b. Environmental Committee: Chair, Angela Clark, submitted a report showing 51 reviewed proposals. The report also outlined the scope of work, listed the members of the committee, the process involved and meeting dates.
 - c. Reserve Committee: Chair, Marc Duly reported that the reserve funds totaled approximately \$199,917. Reserves are considered adequate to meet the needs for 2020.
 - d. Social/Activities Committee: Chair, Jeff Howdeshell reported on various events held throughout the year. All of the events were well attended and considered a success.
 - e. Welcome Committee: Karen Tuel and Christina Adams, co-chairs of the welcoming committee reported on the committee's activities. The committee has sent out 10 letters on behalf of the HOA.
- 4. PRESIDENTS REPORT:** Jason Fischer discussed several of the more significant actions taken by the Board.
 - a. Tennis court repair and resurface. This is tentatively scheduled for March. The tennis courts will be resurfaced and cracks will be repaired.
 - b. Brush clean up to common areas. The Board will follow the recommendations of the

fire department to clear dead trees and brush as wildfire prevention. This is a big project that will take several days if not weeks to complete.

c. Plastering of the pool. The Board is currently getting bids to have the pool replastered.

- 5. FINANCIAL REPORT:** Treasurer Doug Powell, presented the financial report. The HOA has \$314,916 in the bank, the vast majority coming from dues. We are tracking very close to budget and our income is adequate. A major expense is the brush clean up and clearing. The pool and tennis court updates are a Capital expense.

The neighborhood has sufficient reserves to maintain our facilities, the owned streets and walls. The financial report was approved without corrections.

- 6. ELECTION OF DIRECTORS:** There are three positions open for election. Jason Fischer indicated that sufficient votes by proxy and the members in attendance had been received. Lisa Harding, Doug Powell and Marc Dully were elected to the Board.

- 7. ADJOURNMENT:** The meeting was adjourned at 7:55 pm.

EXECUTIVE SESSION: After adjournment of the annual meeting the board members convened an executive session to elect officers. The results of the election are:

President- Jason Fischer
Vice President- Lisa Harding
Vice President-Marc Dully
Treasurer-Doug Powell
Secretary-Monica Johnson