

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

Date: March 9, 2020

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: Jason Fischer - Presiding, Doug Powell, Monica Johnson, Marc Dully, Lisa Harding
Manager: Jesse Chargualaf
2. **MEMBER FORUM:** Heather and Bart Lavis (homeowners of 6004 Mt Bonnell Cove), Angela Clark, Elise Bright and Lee Blanchard from the ECC
Heather and Bart Lavis attended the meeting to appeal the ECC decision disapproving a pergola structure in their backyard due to a violation in city code regarding building in setbacks. Heather and Bart presented 2 emails from planners in the City of Austin Development Department stating that special zoning rules may apply in this case and a permit by the city is not required. Bart and Heather Lavis believe that these findings from the city contradict the reason for denial provided by the ECC.
The Board told the Lavis' that they will take this information under consideration and respond in a timely matter.
3. **APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS:** The minutes of the Meeting of February 10, 2020 were approved.
4. **FINANCIAL REPORT**
 - a. February 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 \$831.84
 - c. Board approved annual salary cost of living adjustments to Jesse. Board also approved for the increase to be retroactive and to begin on January 2020.
5. **MANAGER'S REPORT** - Reviewed and approved. Significant items included:
 - a. Board approved bids from HOW Foundation and ProScape for common area cleanup. Work is scheduled to begin in late April.
 - b. Jesse will get a bid from Hines to include replastering of pool and replacement of lights.
 - c. Jesse has contacted CPA firm to coordinate audit.
 - d. As always Jesse has dealt with numerous homeowner issues & requests.
6. **OLD BUSINESS:**
 - a. 6103 Twin Ledge Update-The owner of the home is completing exterior repairs to prepare to sale the house.
 - b. 4838 Twin Valley- No work has begun on the property. Jason will reach out to lawyer for update.

7. NEW BUSINESS:

- a. Communication Committee- Lisa created a private facebook page for Cat Mountain Villas. Working on collecting emails to invite neighbors to become a member.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Report received. Seven proposals approved, one disapproved and one on hold.
- 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 April 13, 2020 at the CMHOA Clubhouse

10. ADJOURNMENT: The meeting adjourned at 8:00PM.