

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

Date: April 13, 2020

Time: 6:30 p.m.

Location: Online ZOOM Video Conference

- 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:** Paige Hamilton, Adhjed Pradham, Angela Clark, Lee Blanchard, Heather Lavis, Bart Lavis and Kim Davis joined the meeting via Zoom.

- 3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS:** The minutes of the meeting of March 9, 2020 were approved.

- 4. FINANCIAL REPORT**
 - a. March 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 \$986.34

- 5. MANAGER'S REPORT** - Reviewed and approved. Significant items included:
 - a. Common area cleanup delayed until ban from COVID-19 is lifted.
 - b. The Board ratified its previous written unanimous approval of emergency clean up regarding a cluster of red oaks in the common area that fell and struck 4402 Jessamine Hollow. The cost for removal, \$8280.10.
 - c. As always Jesse has dealt with numerous homeowner issues & requests.

- 6. OLD BUSINESS:**
 - a. 6103 Twin Ledge Update-Home is vacant and for sale.
 - b. 4838 Twin Valley- No work has begun on the property. Jason will reach out to lawyer for update.

- 7. NEW BUSINESS:**
 - a. 6004 Mt Bonnell Cove- The Board ratified its previous written unanimous approval to refer the Lavis's' appeal request and letter from their attorney regarding the ECC denial of their request to build a pergola to the HOA attorney, Greg Cagle.
Heather and Bart Lavis spoke during this section of the zoom meeting. They stated in response to a violation notice they received that they believe the fence they built is not in violation of the approved plan. The Lavis's also stated they have not heard back from the board regarding appeal of the construction of the pergola. They were informed of the referral to the HOA's attorney.

- b. 6002/6004 Mt Bonnell Cove- The Board ratified its previous written unanimous approval to refer the Lavises' demand for arbitration regarding their complaint that a tree was removed from their adjacent neighbor's property, 6002 Mt. Bonnell Cove, to the HOA's attorney, Greg Cagle. The Board further ratified its previous written unanimous approval to decline appointment of an arbitrator due to no violation of the covenants and upon advice by the HOA's attorney. The Lavises were informed of this decision.
- c. 4402 Jessamine Hollow tree work- See managers report
- d. Hines Pool- Jesse will follow up with Hines to see if they can begin work.
- e. Computer System Upgrade- There is concern that the system is getting old and will fail. Board approved a new computer for the managers office. We will evaluate what we need and move forward.
- f. Website- Update to website is needed. Lisa will look into the information currently on our website.
- g. The Board ratified its previous written unanimous approval to conduct the April Board meeting by ZOOM video conference due to the COVID-19 pandemic orders. Notice for the April meeting was posted on the website, at the clubhouse and emailed to the members.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Report received. Four proposals approved, one under review and one on hold.
- b. Communication Committee: Work has begun to update website/facebook page.
- c. Social Committee: No report
- d. Welcome Committee: 3 new homeowners
- e. Reserve Committee: Our reserves are adequate

9. NEXT REGULAR MEETING: 6:30 p.m. set for May 11, 2020 via video conference.

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