

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

**Date:** May 11, 2020

**Time:** 6:30 p.m.

**Location:** Online Video Conference

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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, Lisa Harding  
Manager: Jesse Chargualaf
2. **MEMBER FORUM:** Victoria Lee and Heather Lavis joined the meeting via Zoom.
3. **APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS:** The minutes of the meeting of April 13, 2020 were approved.
4. **FINANCIAL REPORT**
  - a. April 2020 financial statements: Financial statements were discussed and approved. Emergency tree removal in addition to major brush clean up is a major expense. Everything else is tracking very close to budget.
  - b. Review delinquent accounts in accordance with the Collection Policy: Total A/R \$954
5. **MANAGER'S REPORT** - Reviewed and approved. Significant items included:
  - a. The tennis court repairs have not been scheduled due to COVID delays.
  - b. Association Commercial Insurance has been renewed, effective to 5/20/2021.
  - c. Board approved the transfer of \$40,000 to the HOA checking account for expenses.
  - c. As always Jesse has dealt with numerous homeowner issues & requests.
6. **OLD BUSINESS:**
  - a. The pool repairs have not been completed. Jesse will follow up with the pool company.
  - b. The computer upgrade is in the \$600-\$700 range. Looking at Dell v Costco options.
  - c. HOW will complete their portion of major brush clean up on June 16/17. ProScape has not scheduled their portion of the clean up.
  - d. Regarding 6004 Mt. Bonnell Cove, the Board approved by committee agreement that ongoing communication will be between the HOA attorney, Greg Cagel and Heather and Bart Lavis' attorney.
7. **NEW BUSINESS:**
  - a. Board approved by committee agreement to conduct the HOA board meeting via ZOOM.
8. **COMMITTEE REPORTS:**
  - a. Environmental Control Committee: Report received. Six proposals approved.
  - b. Communication Committee: Work has begun to update facebook page.
  - c. Social Committee: June 11 summer social will be rescheduled due to COVID.
  - d. Welcome Committee: 2 expected closings this month.
  - e. Reserve Committee: Our reserves are adequate with over \$300,000.

9. **NEXT REGULAR MEETING:** 6:30 p.m. set for June 8, 2020 via video conference.

10. **ADJOURNMENT:** The meeting adjourned at 7:45 PM.