

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

Date: June 8, 2020

Time: 6:30 p.m.

Location: Online 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:** Larry Eichenbaum, Heather Lavis, Wanda Reynolds, Kim Davis, Ian Ward and Bryan joined the meeting via Zoom.
3. **APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS:** The minutes of the meeting of May 11, 2020 were approved.
4. **FINANCIAL REPORT**
 - a. May 2020 financial statements: Financial statements were discussed and approved. Clubhouse rental/use fees and resale doc fees are down but everything else is tracking very close to budget. Brush/Tree clearing seems to be the biggest expense. A suggestion was made to have an arborist check trees 1-2 times a year to avoid fallen trees and the large expense of clearing them.
 - b. Review delinquent accounts in accordance with the Collection Policy: Total A/R \$937
5. **MANAGER'S REPORT** - Reviewed and approved. Significant items included:
 - a. The tennis court repairs have not been scheduled due to COVID delays.
 - b. \$40,000 was transferred from BBVA to BB&T checking account.
 - c. Common area brush clean up is scheduled for this month.
 - c. Homeowners have requested a reservation system for pool and tennis courts.
6. **OLD BUSINESS:**
 - a. The pool repairs have been completed. The Board approved that the pool is open with restrictions according to Governor Abbott's orders.
 - b. The computer upgrade is in process. Jesse is fine with either a laptop or desktop but he prefers to wait until August to purchase the new computer when the new chip is available.
 - c. HOW will complete their portion of major brush clean up on June 16/17. ProScape will complete their portion of the work by June 9, 2020.
 - d. Regarding 6004 Mt. Bonnell Cove, the Board approved by committee agreement to authorize HOA attorney, Greg Cagel, to set up a meeting with Heather and Bart Lavis and their attorney for June 15, 2020 at 6:00 via ZOOM.
At this time Heather Lavis, via ZOOM, asked questions regarding this meeting and topics of discussion. She would like to discuss both the ECC denial of the pergola and the issues regarding the fence construction. It was explained to Heather that the meeting on 6/15/2020 is only to discuss the fence violation.

7. NEW BUSINESS:

- a. Board approved by committee agreement to conduct the July HOA board meeting in person.
- b. Homeowner of 6024 Mt Bonnell Cove expressed her concerns regarding a tree in the common area that needs to be trimmed, unsightly pool equipment and storage of trash in that area. She can see this from her balcony and it does not look good. Jason said that we will look into these issues and determine if they can be addressed.
- c. Regarding the teens trespassing into the pool area, a camera with a motion light was suggested. Board needs to determine if the trespassing is frequent enough to justify cost of camera/light.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Report received. 3 proposals approved, 3 in review.
- b. Communication Committee: Work has begun to update facebook page.
- c. Social Committee: No events scheduled due to COVID.
- d. Welcome Committee: 3 closings but homeowners have not moved in yet.
- e. Reserve Committee: Our reserves are adequate with over \$300,000.

9. NEXT REGULAR MEETING: 6:30 p.m. set for July 11, 2020 at the clubhouse.

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