

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

Date: July 13, 2020

Time: 6:30 p.m.

Location: Online Video Conference

1. CALL TO ORDER: 6:30 p.m. Present at the meeting:
Directors: Jason Fische -Presiding, Doug Powell, Monica Johnson, Marc Dully, Lisa Harding
Manager: Jesse Chargualaf
2. MEMBER FORUM: No members present
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: The minutes of the Meeting of June 8, 2020 were approved.
4. FINANCIAL REPORT
 - a. June 2020 financial statements: Financial statements were discussed and approved. Legal feels are out of budget, everything else is tracking very close to budget.
 - b. Review delinquent accounts in accordance with the Collection Policy: Total A/R \$1,211.00.
5. MANAGER'S REPORT - Reviewed and approved. Significant items included:
 - a. The tennis court repairs are expected to be complete 7/17 and ready for use on 7/24.
 - b. Jesse has addressed multiple requests for tree brach trimming/removal.
 - c. Common area brush clean up has been completed.
 - d. Homeowner on Twin Ledge Circle requested that the board address who is allowed to park in the parking spaces on their street. Our deed restrictions do not address parking, those parking spaces are available to anyone. It was suggested that the homeowner bring up their concern at the annual meeting.
6. OLD BUSINESS:
 - a. Jesse will order a computer from Dell in September/October
 - b. Regarding 6004 Mr Bonnell Cove, the board held a hearing and agreed that the homeowners fence was in violation and agreed in writing to have the board attorney send a letter to the Lavis' regarding that violation.
 - c. Regarding 6024 Mt Bonnell Cove complaint about the unsightly fence around the pool equipment, the board approved the replacement of the lattice fence. Also, Jesse has removed the dead tree branches and ball moss from the area.
7. NEW BUSINESS:
8. COMMITTEE REPORTS:
 - a. Environmental Control Committee: Report received. 9 proposals approved.

- b. Communication Committee: Work has begun to update facebook page.
- c. Social Committee: No events scheduled due to COVID.
- d. Welcome Committee: 4 new homeowners, Jesse will send information to committee.
- e. Reserve Committee: Reserves are \$170,000.00 and expected to be \$199,917.00 by January 1, 2021.

10. NEXT REGULAR MEETING: 6:30 p.m. set for August 10, 2020.

11. ADJOURNMENT: The meeting adjourned at 7:30 PM.