

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

**Date:** August 10, 2020

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

**Location:** Online ZOOM Video Conference

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- 1. CALL TO ORDER:** 6:30 p.m. Present at the meeting:  
Directors: Marc Dully - Presiding, Doug Powell, Lisa Harding, Jason Fischer/via proxy to Doug Powell, Monica Johnson/via proxy to Lisa Harding  
Manager: Jesse Chargualaf
- 2. MEMBER FORUM:** Veronica Barrio joined the meeting via Zoom.
- 3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS:** The minutes of the meeting of July 13, 2020 were approved with the correction for reserves. Reserves are \$170,000.00 and expected to be \$199,917.00 by January 1, 2021.
- 4. FINANCIAL REPORT**
  - a. July 2020 financial statements: Financial statements were discussed and approved. Expenses are exceeding income but close to budget. P&L is ok.
  - b. Review delinquent accounts in accordance with the Collection Policy: Total A/R \$1016.00
  - c. HOA Audit is due and auditor will send estimate. Audit was not included in 2020 budget because it was not done in 2017, so no charge in 2018. Audit estimate is expected to be around \$5,000.00.
- 5. MANAGER'S REPORT** - Reviewed and approved. Significant items included:
  - a. Estimate to replace the windscreens for the tennis courts is approved by the Board for \$900.00. The tennis court repairs are finished and the courts are open.
  - b. Two bids were received to replace the screen by the pool. The Board approved the amount of \$1200.00 for the project with either Juan with Fountain of Life or Joel Jimenez to do the work.
  - c. Board approved the cost of \$250.00 for removal of the palm & photinia, reposition the meter box and re-route the piping by the crepe myrtle in the common area on Mt. Bonnell Cove.
  - d. Board approved the cost of \$500.00 to remove a dead Mountain Laurel and 3 dying Red Oaks in the Common Area on Mtn Villa Cove.
  - e. Jesse has continued to deal with numerous homeowner issues & requests.
- 6. OLD BUSINESS:**
  - a. 6004 Mt Bonnell Cove – homeowner has agreed to add a 2<sup>nd</sup> finished side to the front fence, facing his neighbor at 6002 Mt Bonnell Cove. HOA attorney has instructed homeowner that the new side must match the existing side.
- 7. NEW BUSINESS:**
  - a. The Board approved Jesse obtaining a VISA check card for the HOA operating account to pay for expenses on behalf of the Association. Examples are account renewals and online purchases.

b. The Board discussed the need for a 5 Year Plan for the Common Areas to be inspected by an engineer for planning and budgeting. The prior engineer used is not available. Jesse will continue to contact new engineering firms and report back with bids and information. Doug Powell will get estimate for replacing the wooden footbridges leading to tennis courts with concrete.

**8. COMMITTEE REPORTS:**

- a. Environmental Control Committee: Report received. Three proposals received and approved.
- b. Communication Committee: Work continuing to update website/Facebook page. Veronica Barrio has joined the committee and is working on/advising the updates.
- c. Social Committee: No report
- d. Welcome Committee: 4 new homeowners, Jesse will send information to welcome committee for the committee to send homeowners an email.
- e. Reserve Committee: Our reserves are adequate

**9. NEXT REGULAR MEETING:** 6:30 p.m. set for September 14, 2020 via video conference.

**10. ADJOURNMENT:** The meeting adjourned at 7:30PM.