

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

Date: September 14, 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: Bart Lavis, Quyen Ma and Davison Grant joined the meeting via Zoom.

Quyen discussed her concern regarding the access to the back of their homes on Hood Hollow. When the HOA behind Hood Hollow put up a security gate and fence it blocked off access to a 12 1/2 foot common area that belongs to CMHOA and provides access to the back of the homes on Hood Hollow. Jesse is in discussion with the HOA that installed gate to remedy the situation.

Davison was present to discuss that he is not able to access the CMHOA website through google. And he expressed interest in further discussing the procedural issues regarding video conferences meetings. Lisa is going to reach out to Davison to discuss his concerns more in depth.

3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: The minutes of the meeting of August 10, 2020 were approved.

4. FINANCIAL REPORT

- a. August 2020 financial statements: Financial statements were discussed and approved. Expenses are exceeding income but close to budget. Clubhouse use fees are down due to COVID.
- b. Review delinquent accounts in accordance with the Collection Policy: Total A/R \$1,730, the majority falling within 30 days delinquencies.

5. MANAGER'S REPORT - Reviewed and approved. Significant items included:

- a. Dobbs has completed the tennis courts. Jesse will install the wind screens.
- b. The Association now has a Visa credit card through BB&T with a \$20,000 limit.
- c. Jesse continues to address issues in common areas related to dead tree limbs/branches

6. OLD BUSINESS:

- a. Regarding 6004 Mt Bonnell Cove- Bart Lavis was present at the meeting to let us know that he has not been able to stain the back side of his fence due to the hot weather. The stain will not set properly in excessive heat. Bart said that he will stain the fence once cooler weather arrives. The Board approved providing Bart with a grace period to complete the project.

- b. 4838 Twin Valley- Jason will reach out to the lawyer handling the updating to this home. No work has been done to remedy the complaints regarding the exterior condition of this home.

7. NEW BUSINESS:

- a. The Board approved the use of an online tennis court reservation system. The link will be accessible through the CMHOA website.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Report received. 2 proposals approved.
- b. Communication Committee: Work continuing to update website and facebook page.
- c. Social Committee: No events scheduled due to COVID.
- d. Welcome Committee: One new homeowner but they have not moved in yet.
- e. Reserve Committee: Our reserves are adequate.

9. NEXT REGULAR MEETING: 6:30 p.m. set for November 9, 2020.

10. ADJOURNMENT: The meeting adjourned at 7:38 PM.