

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

Date: October 12, 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: No members present
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: The minutes of the Meeting of September 14, 2020 were approved.
4. FINANCIAL REPORT
 - a. September 2020 financial statements: Financial statements were discussed and approved.
 - b. Review delinquent accounts in accordance with the Collection Policy: Total A/R \$1,618.00, most of which fall under 30 day past due accounts.
5. MANAGER'S REPORT - Reviewed and approved. Significant items included:
 - a. Proscape landscaping is under new ownership and have increased the yearly bid by \$4,608. Jesse is in the process of getting bids from other companies.
 - b. Jesse has addressed multiple requests for tree branch trimming/removal.
 - c. Due to COVID-19 the Board unanimously approved to cancel the end of year Holiday party.
 - d. Jesse has had a few requests to rent out the clubhouse during the holidays. Board unanimously approved to rent the clubhouse but never on back to back days to insure professional cleaning can be done in a timely manner.
 - e. Association storage shed has not been painted yet, waiting on homeowners to agree on color.
6. OLD BUSINESS:
 - a. Regarding 4838 Twin Valley Drive, Jason will send a letter addressed to homeowners attorney requesting that improvements be made to the property. A copy of the letter will be sent to the homeowner to the address we have on file.
 - b. Regarding 6004 Mr Bonnell Cove, we need confirmation that the entire fence has been stained.
 - c. The online tennis reservation system is in place. Monica will determine if it needs to be updated on a monthly basis.

7. NEW BUSINESS:

- a. Reviewed the 2021 Fee analysis and the board unanimously approved not to raise dues for 2021. Lisa suggested that we build in budget attorney fees for the ECC to be able to contact lawyer with questions to prevent potential issues.
- b. The annual meeting will take place in February 2021. A letter needs to be sent to homeowners announcing that the meeting will be conducted through Zoom.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Report received. 5 proposals approved.
- b. Communication Committee: Work has begun to update facebook page and determine rules.
- c. Social Committee: No events scheduled due to COVID.
- d. Welcome Committee:
- e. Reserve Committee: Reserves are adequate.

10. NEXT REGULAR MEETING: Next regular scheduled Board meeting, November 9, 2020.

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