

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

Date: November 9, 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: Jo Anne Moore
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: The minutes of the Meeting of October 12, 2020 were approved.
4. FINANCIAL REPORT
 - a. October 2020 financial statements: Financial statements were discussed and approved.
 - b. Review delinquent accounts in accordance with the Collection Policy: Total A/R \$6,118.00. Most of this has been collected, amount will be updated asap.
 - c. CMHOA received a letter from the comptroller indicating that we are exempt from filing franchise taxes.
5. MANAGER'S REPORT - Reviewed and approved. Significant items included:
 - a. Bridges by the tennis courts are in need of repair. Ideally the bridges are made of galvanized steel with concrete type decking. Issue is getting materials to site. Doug will work on getting a bid for the bridge.
 - b. Jesse will order 2021 coupon books to send to homeowners.
 - c. The board unanimously approved hiring landscaper, Juan Herrera.
 - 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 been painted the agreed upon color.
 - f. Jesse is going to get bids for a bench and canopy/shade options for tennis courts.
 - g. By December 1 the board must announce a vacancy for candidacy on the board.
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. Jason is going to reach out to Bart to get an update.

- c. Regarding online tennis reservation system, Monica will determine if we can transfer the online sign up to HOA google account. We also need an 8 1/2 x 11 sign with QR code directing people to online sign up posted at the tennis courts.

7. NEW BUSINESS:

- a. Temporary Measures for Management of the Association
 - 1. Jesse is back on a limited basis.
 - 2. Marc made duplicate keys to clubhouse and office for board members.
 - 3. Lisa will meet with Jesse to create a master password list.
 - 4. Marc is regularly checking the mail and providing Doug any financial mail.
 - 5. We need to set up a digital voicemail so that voicemail can be checked remotely.
 - 6. Lisa and Doug will work on our online banking system.
 - 7. Lisa suggested an online version of quickbooks for our bookkeeping needs where Jesse, Doug and our bookkeeper, Millie, have access. Board unanimously agreed to research online quicklook version.
 - 8. Juan Herrera is checking on the pool, cleaning and chemicals, every other day.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Report received. 4 proposals approved, 3 under review.
- 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: No activity this month.
- e. Reserve Committee: Reserves are adequate.

10. NEXT REGULAR MEETING: Next regular scheduled Board meeting, January 11, 2021.

11. ADJOURNMENT: The meeting adjourned at 7:35 PM.