

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

Date: December 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: David Meyer and Hugo
David is the new homeowner at 4840 Twin Valley. He is planning on replacing the roof and other updates. Referred him to ECC for approvals.
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: The minutes of the Meeting of November 9, 2020 were approved.
4. FINANCIAL REPORT
 - a. November 2020 financial statements: Financial statements were discussed and approved.
 - b. Review delinquent accounts in accordance with the Collection Policy: Total A/R \$1598
5. MANAGER'S REPORT - Reviewed and approved. Significant items included:
 - a. Proscape contract ends 12/16/2020 and Fountain of Life contract begins on 12/22.
 - b. Board unanimously approved to hire Juan Herrera for common area clean up.
 - c. Board unanimously approved for the playscape to be power washed and stained in early spring.
 - d. Jesse is working on a binder that addresses his duties as well as information regarding bank accounts and passwords. This will be helpful in the event that someone needs to step on a temporary basis and provide assistance.
 - e. Jesse has dealt with numerous homeowner issues and requests.
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-The homeowner confirmed that that the entire fence has been stained.
 - c. Bridge Update- Doug has looked into replacement options for the HOA bridges. Due to the location of the bridges, a metal bridge or pre-fabricated bridge is too expensive to install. After further investigation, the structural base of the bridges do not need to be replaced. Only the railing and decking need to be replaced at

this time.

7. NEW BUSINESS:

- a. Annual Meeting- Items to add to the agenda to annual meeting
 - 1. ECC rule update- Need to run by membership potential ECC rule update.
 - 2. Color scheme for our neighborhood-Need to get feedback from homeowners
 - 3. Amending Bylaws- Currently, all minutes and agenda are posted on our website available for anyone to see. Need feedback from members to amend bylaws to restrict the ability to see agenda and minutes to HOA members.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Report received. 9 proposals approved
- b. Communication Committee: A new HOA website is needed so we have the ability to manipulate content. Lisa is going to look into hiring a web designer to create HOA website.
Lisa is going to add Monica and Jason as administrators to the Facebook page.
- c. Social Committee: No events scheduled due to COVID.
- d. Welcome Committee: Letters were sent to 4 new homeowners.
- e. Reserve Committee: Reserves are adequate.

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

11. ADJOURNMENT: The meeting adjourned at 7:46 PM.