

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

Date: January 11, 2021

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 December 14, 2020 were approved.
4. FINANCIAL REPORT
 - a. December 2020 financial statements: Financial statements were discussed and approved.
 - b. Review delinquent accounts in accordance with the Collection Policy: Total A/R \$1913.00
5. MANAGER'S REPORT - Reviewed and approved. Significant items included:
 - a. Jesse is getting estimates on the work needed for erosion control in common area on Hickory Hollow.
 - b. Clubhouse HVAC may need replacing. At times it trips the breaker and shuts down. First step is to hire an electrician to troubleshoot issue.
 - c. Owner of 4857 Twin Valley removed cedar trees without ECC approval. Jason will write a letter to the owner citing that they did not have authorization to remove trees.
 - d. Jesse has dealt with numerous homeowner issues and requests.
6. OLD BUSINESS:
 - a. Regarding 4838 Twin Valley Drive-Jason sent a letter addressed to homeowners attorney requesting update to improvements made to the property. No response. If we do not hear back, we will need to involve the HOA attorney.
 - b. Regarding bridge replacement-Doug will examine the bridge to see if only decking and railings need to be replaced.
7. NEW BUSINESS:
 - a. The draft of the 2021 budget was reviewed. Doug is optimistic on clubhouse use fees increasing post pandemic. Bridge repair, playscape maintenance, erosion control & tennis court seating/awning are major improvements scheduled for 2021. Monica will explore options for tennis seating/awning.
We are caught up with major capitol improvements other than HVAC.

- b. Jesse will upgrade the zoom account for one month to accommodate everyone who potentially wants to attend the annual meeting via zoom. Monica and Jesse will make note of attendance in place of a sign up roster.
Zoom notice will be emailed and mailed to homeowners. Homeowners can return the ballot in the return envelope or via email.
At the time when we vote on board candidates, Jason will inquire if there are any nominations from the floor.
- c. The Board is considering replacing our HOA attorney. Lisa is going to explore options.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Report received. 2 proposals approved
- b. Communication Committee: Lisa is going to send an email to homeowners inviting them to join our private Facebook page. She is also going to post a link in NextDoor to include people who we may not have correct email addresses.
- c. Social Committee: No events scheduled due to COVID.
- d. Welcome Committee: No report received.
- e. Reserve Committee: Reserves are adequate, 203,000.

10. NEXT REGULAR MEETING: Next regular scheduled Board meeting, February 8, 2021.

11. ADJOURNMENT: The meeting adjourned at 8:25 PM.