

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

**Date:** February 8, 2021

**Time:** 6:30 p.m.

**Location:** Online Video Conference

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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: Laverne Parker, Hugo King, Larry Eichenbaum and Lois Selman were present at the meeting.  
Larry attended the meeting to discuss playing pickle ball on existing tennis courts. He is going to do research on having blended lines on one court, or drop lines and mobile nets.
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: The minutes of the meeting of January 11, 2021 were approved.
4. FINANCIAL REPORT
  - a. January 2021 financial statements: Financial statements were discussed and approved.
  - b. Review delinquent accounts in accordance with the Collection Policy: Total A/R \$1885.00
  - c. Wastewater fees continue to be very high. It is challenging to determine how the city calculates impervious cover and unimproved property. The Board has looked into this in the past and have not been able to get a response from the city.
5. MANAGER'S REPORT - Reviewed and approved. Significant items included:
  - a. Currently Jesse has received 75 ballots/proxies. He will try to get 66 more to meet quorum of 143.
  - b. Jesse took pictures of work that still needs to be completed at 4838 Twin Valley. Jason will forward the pictures to the attorney representing the owner of 4838. The attorney has also requested documents from the HOA. Jesse will forward that request to Lisa Jason.
  - c. Jesse is going to get 3 estimates for replacing the railing and the decking of the bridges.
  - d. Jesse has dealt with numerous homeowner issues and requests.
6. OLD BUSINESS:
  - a. Regarding 4838 Twin Valley, Jason is going to reach out to the lawyer with pictures of the work that still needs to be done at the property.
  - b. 2021 budget was reviewed and approved. It will be presented at the annual meeting.
  - c. The annual meeting will be via zoom on February 17, 2021. Lisa will post the zoom

invite on our Facebook page. She will also email the Zoom invite and information to homeowners.

7. NEW BUSINESS:

- a. Ongoing issues with homeowners at 5819/5821/5823 Westslope. Board will gather information to try to resolve these issues.
- b. Board unanimously approved annual salary cost of living adjustments to Jesse. Board also approved for the increase to be retroactive and begin January 2021.
- c. Board unanimously approved to have our lawyer draft an HOA Indemnity/ Hold Harmless Agreement for the cost of \$500.00

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Report received. 5 proposals approved, 4 pending, 1 denied, 1 carried over.
- b. Communication Committee: Facebook page is up and running and we are hoping to increase membership.
- c. Social Committee: No events scheduled due to COVID.
- d. Welcome Committee: Report received. 13 welcome letters sent in 2020.
- e. Reserve Committee: Reserves are adequate.

10. NEXT REGULAR MEETING: Next regular scheduled Board meeting, April 12, 2021.

11. EXECUTIVE SESSION: The Board needs additional information. No action taken.

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