

**CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING OF THE MEMBERS**

Date: February 17, 2021

Time: 7:00 p.m.

Location:Online Zoom Video Conference

1. CALL TO ORDER: 7:00 p.m. Present at the meeting:

Directors: Jason Fischer - Presiding, Doug Powell, Monica Johnson, Marc Dully and
Lisa Harding
Manager: Jesse Chargualaf

On February 17, 2021, Austin experienced a state of emergency and a mass power outage for most of the homes in Cat Mountain Villas. The annual meeting was held via Zoom and called to order for the purposes of: certifying the meeting quorum had been met, certifying the re-election of board members, Jason Fischer & Monica Johnson, acknowledging written reports and continuing the meeting to March 24, 2021 at 7:00pm.

2. APPROVAL OF 2020 MINUTES OF THE ANNUAL MEETING: The minutes of the February 19, 2020 minutes were approved without corrections.

3. COMMITTEE REPORTS:

- a. Communications Committee: Chair, Lisa Harding, is working on the upgrade and reorganization of the website, creation of a neighborhood Facebook page, and improving our email data base of our HOA members.
- b. Environmental Committee: Chair, Angela Clark, submitted a report showing 64 reviewed proposals. The report also outlined the scope of work, listed the members of the committee, the process involved and meeting dates.
- c. Reserve Committee: Chair, Marc Duly reported that the reserve funds are considered adequate to meet the needs for 2021.
- d. Social/Activities Committee: Chair, Jeff Howdeshell reported that no social events were held in 2021 due to Covid.
- e. Welcome Committee: Karen Tuel and Christina Adams, co-chairs, reported that no welcome visits were conducted due to Covid-19.

4. PRESIDENTS REPORT: Jason Fischer discussed significant actions taken by the Board.

- a. Brush clean up in common areas continue to be a big task and budget item for our HOA.

- 5. FINANCIAL REPORT:** Treasurer Doug Powell, presented the financial report. The HOA has \$311,066.07 in the bank, the vast majority coming from dues. We are tracking very close to budget and our income is adequate. A major expense is the brush clean up and clearing. The neighborhood has sufficient reserves to maintain our facilities, the owned streets and walls. The financial report was approved without corrections.
- 6. ELECTION OF DIRECTORS:** There are two positions open for election. Sufficient votes by proxy and the members in attendance had been received. Jason Fischer and Monica Johnson were elected to the Board.
- 7. ADJOURNMENT:** The meeting was adjourned at 7:55 pm.

EXECUTIVE SESSION: After adjournment of the annual meeting the board members convened an executive session to elect officers. The results of the election are:

President- Jason Fischer
Vice President- Lisa Harding
Vice President-Marc Dully
Treasurer-Doug Powell
Secretary-Monica Johnson