

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

**Date:** March 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: Ali and Samaaria Yazdan were present at the meeting. They moved to 5821 Westslope one year ago. There are unresolved issues between the homeowners of 5821 and 5823 Westslope.
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: The minutes of the meeting of February 8, 2021 were approved.
4. FINANCIAL REPORT
  - a. February 2021 financial statements: Financial statements were discussed and approved.
  - b. Review delinquent accounts in accordance with the Collection Policy: Total A/R \$2,703.00
  - c. Items to note- Cost of office supply is high this month due to mailings for annual meeting. Also, general repairs are high due to pool phone repairs.
5. MANAGER'S REPORT - Reviewed and approved. Significant items included:
  - a. Jesse mailed the continuation notice of the annual meeting scheduled for 3/24.
  - b. Board reviewed insurance policy and approved renewal of policy effective 5/20/2021-5/20/2022.
  - c. Jesse has had requests to rent the clubhouse. We need the Hold Harmless document available before rental is allowed.
  - d. There are numerous tree, shrub and plant issues in the common areas. Board unanimously approved to pay Juan \$800.00 to haul away brush and limbs.
  - e. Owner of 5821 Westslope complained of an exterior light from 5823 that shines in their home at night. Jesse went by the house once at 9:00 pm and again at 10:00 pm and confirmed the bright light. He sent a registered letter to the homeowner of 5823 requesting they resolve issue.
6. OLD BUSINESS:
  - a. Regarding 4838 Twin Valley, the lawyer representing the homeowner has sent several requests for information from Jesse. Jason has asked Jesse to forward the requests to him for his review before responding.
  - b. Regarding 5821/5823 Westslope, the board is requesting additional information

and no decisions were made.

- c. Doug will get a proposal for improving the handrails and guardrails of the bridges  
In need of repair.

7. NEW BUSINESS:

- a. Regarding pickle ball court options, the board is in approval that we are not going to paint additional lines on the courts. Will look into temporary set ups but we need to be careful that we do not ruin the courts. Monica is going to contact Dobbs Tennis to explore options.
- b. The board is ready to move forward to sign the hiring contract with our new HOA attorney.
- c. Jesse is addressing the multiple tree trimming that has to be done in the common areas, including those areas near power lines.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Report received. 4 proposals approved, 1 approved but waiting on boards review and 1 denied.
- 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: No new homeowners have moved in.
- e. Reserve Committee: Reserves are adequate.

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

10. EXECUTIVE SESSION

- a. Board approved all HOA property needs to be at the HOA office.
- b. Board approved the hiring of an administrative assistant.

11. ADJOURNMENT: The meeting adjourned at 9:00 PM.