

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

**Date:** April 12, 2021

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

**Location:** CMHOA Clubhouse, 6007 Mt. Bonnell Rd., Austin, TX 78731

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1. CALL TO ORDER: 7:08 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 were present.
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: The minutes of the meeting of March 8, 2021 were approved.
4. FINANCIAL REPORT
  - a. March 2021 financial statements: Financial statements were discussed and approved.
  - b. Review delinquent accounts in accordance with the Collection Policy: Total A/R \$2,960.00.
  - c. Items to note- This year trees are going to be a big expense. We need to prioritize which trees need to be addressed.
  - d. The Board approved through committee agreement to change a line item name on the budget. Building & Grounds- General will now be known as Common Area/Tree Maintenance.
5. MANAGER'S REPORT - Reviewed and approved. Significant items included:
  - a. Jesse has completed much of the cutting, trimming and removal of the damaged trees and shrubs related to the snow storm. Many stacks of the cuttings still remain and need to be removed. Board approved through committee agreement to pay Amigo's Tree Service \$900.00 and Joel \$1600.00 to aid with removal.
  - b. Jesse will get estimates to remove additional trees that need to be removed.
  - c. Jesse received a complaint of trash that had been discarded at the curb following the move out from a home on NW Place. An email or letter needs to be sent to the homeowner citing the violation of covenant rules.
6. OLD BUSINESS:
  - a. Regarding 4838 Twin Valley, Jesse has sent the lawyer copies of correspondence sent to the homeowner detailing work to be done on adjacent properties.
  - b. Regarding 5821/5823 Westslope, there is ongoing discussion regarding the properties. The homeowners have hired lawyers and communication is via lawyers.
  - c. Doug and Joel evaluated the bridge in need of repair and are working on a plan for an industrial walkway with steel grading.
  - d. The Board will not approve additional lines to be painted on the tennis courts for use

as a pickle ball court.

7. NEW BUSINESS:

- a. The Board is in agreement that we need to look into better/clearer signage at NW Place.
- b. The board approved by committee agreement of the purchase of 1 picnic table and 1 trash can.
- c. A homeowner has expressed an interest in having a Beer Garden at the HOA picnic tables. The homeowner will need to host the event and sign the clubhouse rental agreement.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Report received. 2 proposals approved, 4 under review and 1 withdrawn.
- b. Communication Committee:
- c. Social Committee: No events scheduled.
- d. Welcome Committee: No new homeowners have moved in.
- e. Reserve Committee: Reserves are adequate.

9. NEXT REGULAR MEETING: Next regular scheduled Board meeting, May 10, 2021

11. ADJOURNMENT: The meeting adjourned at 7:50 PM.