

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

Date: May 10, 2021

Time: 6:30 p.m.

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

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 were present.
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: The minutes of the meeting of April 12, 2021 were approved.
4. FINANCIAL REPORT
 - a. April 2021 financial statements: Financial statements were discussed and approved.
 - b. Review delinquent accounts in accordance with the Collection Policy: Total A/R \$1,204.00.
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. But there remains additional work to be completed in this area.
 - b. Jesse will get estimates for piles of cuttings that need to be removed.
 - c. Jesse suggests replacing the picnic table in the playscape area with a wood imitation plastic table as it will last longer when left outdoors. Average price is \$500.00
6. OLD BUSINESS:
 - a. Regarding 4838 Twin Valley, Jason will follow up by going to the house to see what repairs have been completed.
 - b. Regarding 5821/5823 Westslope, owner of 5823 was requested by president to alter their porch light on front of house due to light complaint by 5821. 5823 has ECC violations. A letter will be drafted/sent by the HOA indicating the items that need to be addressed at 5823. Board will have HOA attorney review the drafted letter prior to sending.
 - c. Several boards on the footbridge have been replaced.
 - d. Signage at NW place has been completed and appears to be working. Jason is going to explore who can paint the one way marker on the street.

7. NEW BUSINESS:

- a. Board unanimously approved via email for the contractors for Austin Energy to stack the large trimmings and tree trunks in the creek bed behind Hickory Hollow from Cross Valley to Mt. Bonnell. They are clearing the area surrounding power lines.
- b. Board unanimously approved via email to renew the D&O insurance in the amount of \$2,573.00
- c. Board unanimously approved via email to have HOA attorney review the Violation letter for 5823 Westslope.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Report received. 6 proposals approved, 7 under review.
- b. Communication Committee: A biannual newsletter was discussed as an effective tool to update our community. Need to explore costs associated with newsletter.
- 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, June 14, 2021

11. ADJOURNMENT: The meeting adjourned at 8:45 PM.