

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

**Date:** June 14, 2021

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

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

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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: No members were present.
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: The minutes of the meeting of May 10, 2021 were approved.
4. FINANCIAL REPORT
  - a. May 2021 financial statements: Financial statements were discussed and approved.
  - b. CMHOA needs to update the accounting into Quickbooks which will allow immediate access to look at our accounts.
  - c. Review delinquent accounts in accordance with the Collection Policy: Total A/R \$1,817.00.
5. MANAGER'S REPORT - Reviewed and approved. Significant items included:
  - a. Jesse continues to deal with shrubs, branches and trees that need to be trimmed and removed from the common areas.
  - b. Board unanimously approved payments of \$1800 and \$750 to New Image Tree Service, \$1750 to Joel and \$1800 to Alvarez Landscaping to address tree/branch issues.
  - c. Lisa suggests we have an arborist walk the common areas to determine which trees need to be trimmed to prevent falling branches and trees.
  - d. Lisa also suggests that we create an email to send out to homeowners that details what qualifies as an emergency regarding tree trimming and brush removal.
  - e. A homeowner requested that the board reconsider their decision regarding installing a pickle ball court on an existing tennis court. The board is considering installing a sport court that can also be used as a pickle ball court. The issue we may run into is impervious cover problems. Jason will call the city to inquire about a Pickle ball sports court project.
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, Jason will follow up with the city regarding permits for 5823. The board is in the process of scheduling a hearing regarding the

covenant violations of 5823.

- c. Doug is going to get estimates for replacing the footbridge. He is looking for the most durable at the best price. Replacement may not be in the budget for this year.

7. NEW BUSINESS:

- a. Lisa will work on drafting the steps that need to be followed by the ECC if there is a covenant violation.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Report received. 8 proposals approved, 1 partially approved, 1 under review.
- b. Communication Committee: Lisa wants to start posting information on our Facebook page to refresh the memories of our homeowners regarding covenant restrictions etc.
- c. Social Committee: No events scheduled. Board approved first event to be scheduled October 2021.
- d. Welcome Committee: No new homeowners have moved in.
- e. Reserve Committee: Reserves are adequate.

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

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