

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

Date: July 12, 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: Lisa Harding- Presiding, Doug Powell, Monica Johnson, Marc Dully,
Jason Fischer via proxy to Monica Johnson
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 June 14, 2021 were approved.
4. FINANCIAL REPORT
 - a. June 2021 financial statements: Financial statements were discussed and approved.
 - b. Jesse and Doug will meet with BB&T and our accountant to insure that account payments are properly credited.
 - c. Review delinquent accounts in accordance with the Collection Policy: Total A/R \$3773,00.
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 \$2900 to Joel Jimenez to address tree/branch issues.
 - c. Jesse will follow up with Dobb's Tennis regarding a small 1/4 deep spot on the tennis court that needs to be repaired.
 - d. Regarding playing pickle ball on tennis courts, the board approved the use of temporary tape to line the court.
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, waiting to hear from the city regarding permits.
 - c. Jesse is going to meet with the ECC (Angie Clark) to check the status of the approval of the fence at 5819 Westslope.
7. NEW BUSINESS:

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Report received. 2 proposals approved, 3 under review.
- b. Communication Committee: Lisa is going to post on the Nextdoor app information about our Facebook page. Lisa will look into why our website does not show up in a google search.
- 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, August 9, 2021

11. ADJOURNMENT: The meeting adjourned at 7:53 PM.