

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

**Date:** August 9, 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, Monica Johnson, Marc Dully, Lisa Harding  
Doug Powell via proxy to Jason Fischer  
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 July 12, 2021 were approved.
4. FINANCIAL REPORT
  - a. July 2021 financial statements: Financial statements were discussed and approved.
  - b. Review delinquent accounts in accordance with the Collection Policy: Total A/R \$8206.72.
  - c. A letter will be sent to any homeowner with \$400.00 or more past due on their HOA dues.
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. Jesse is working on resolving any discrepancies in HOA dues delinquencies.
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. Jason will follow up with Chloe regarding hearing date.
7. NEW BUSINESS:
  - a. Regarding the 2019 audit, we need a new bookkeeper to reconcile the books.
  - b. Jesse is going to look into companies that install sport courts to determine if it is possible on the land available.
  - c. Monica is going to create a job posting for a part time administrative assistant position
8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Report received. 4 proposals approved, 1 under review.
- 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, September 13, 2021

11. ADJOURNMENT: The meeting adjourned at 7:32 PM.