

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

Date: September 13, 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, Monica Johnson, Doug Powell, Lisa Harding
Marc Dully via proxy to Doug Powell
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 August 9, 2021 were approved.
4. FINANCIAL REPORT
 - a. August 2021 financial statements: Financial statements were discussed and approved.
 - b. Review delinquent accounts in accordance with the Collection Policy: Total A/R \$7546.
 - c. General repairs and maintenance is on budget.
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. We need to let homeowners know that tree trimming will be addressed, but emergencies will be taken care of first.
 - b. The board approved \$1550.00 for Joel Jimenez for brush clean up.
 - c. Jesse will send a letter to a homeowner reminding them that short term rentals are not allowed in our HOA.
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. HOA lawyer to follow up.
 - c. Jesse will reach out to a sport court company to conduct a land survey to determine if we can build a sport court.
 - d. Regarding the audit we need a bookkeeper to look at 2019 and 2021 financials. We have begun the process to find a new bookkeeper.
7. NEW BUSINESS:

- a. The board needs more time to review the proposed changes to the ECC guidelines. Jason will let Angie know that we are reviewing the changes and will have a response as soon as possible.
- b. We have several qualified job applicants for the administrative assistant position. References will be checked and then in person interviews will be conducted.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Report received. 2 proposals approved, 3 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, October 11, 2021

11. ADJOURNMENT: The meeting adjourned at 8:28 PM.