

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

Date: October 11, 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, Lisa Harding, Marc Dully
Monica Johnson, via proxy to Lisa Harding
Manager: Jesse Chargualaf

2. MEMBER FORUM: Bill Russo and Melissa Russo. The board considered and approved changes to the rules for use of the tennis courts. New guidelines will be drafted for final approval.

3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: The minutes of the meeting of September 13, 2021 were approved with minor amendment to Sec. 6. b.

4. FINANCIAL REPORT
 - a. September 2021 financial statements: Financial statements were discussed and approved.
 - b. Review delinquent accounts in accordance with the Collection Policy: Total A/R \$_____.
 - c. General repairs and maintenance is on budget.
 - d. Doug Powell presented a fee analysis and sample draft budget ahead of proposed 2022 budget next month.

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. The board approved \$5,200.00 for Kurt Joseph for cutting storm-damaged trees in five Common Areas.
 - c. Jesse is also approved to obtain two dumpsters at \$350.00 each for the tree cutting in the five Common Areas..

6. OLD BUSINESS:
 - a. Regarding 4838 Twin Valley, mostly complete, Jason will follow up to determine any further repairs.
 - b. Regarding 5821/5823 Westslope, waiting for update from HOA lawyer.
 - c. Jesse presented a bid from a sport court company; Jason will follow up.
 - d. Regarding the audit, we will get a local bookkeeper to look at 2019 and 2021 financials. Continuing to interview potential new bookkeepers.

7. NEW BUSINESS:

- a. The board needs more time to review the proposed changes to the ECC guidelines. Jason will schedule a meeting with the ECC through Dr. Clark to review proposed changes.
- b. The board ratified their unanimous agreement in writing to hire Joy Williamson as a part time administrative assistant for the HOA. The board reviewed and approved the projects assigned to the new administrative assistant.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Report received. 4 proposals approved, 2 under review.
- b. Communication Committee
 - c. Social Committee: No events scheduled.
 - d. Welcome Committee: No reported new homeowners have moved in.
 - e. Reserve Committee: Reserves are adequate.

9. NEXT REGULAR MEETING: Next regular scheduled Board meeting, November 8, 2021

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