

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

Date: November 8, 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, Lisa Harding, Monica Johnson, via proxy to Lisa Harding
Marc Dully-absent
Manager: Jesse Chargualaf
2. MEMBER FORUM: Bill Russo
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: The minutes of the meeting of October 11, 2021 were approved.
4. APPOINTMENT OF NEW BOARD MEMBER & ELECTION TO OFFICE OF TREASURER
 - a. The Board having received written notice of resignation from board member Doug Powell appointed Cat Mountain Villas homeowner Bill Russo to Mr. Powell's vacant seat on the Cat Mountain Home Owners Association Board of Directors by unanimous vote of the members present in person and by proxy. The board then after nomination and second unanimously voted to elect Bill Russo as Treasurer for Cat Mountain Villas HOA.
5. FINANCIAL REPORT
 - a. October 2021 financial statements: Financial statements were discussed and approved.
 - b. Review delinquent accounts in accordance with the Collection Policy: Total A/R \$2,907.80.
 - c. HOA President will send certified collection notice to home owner account #111.
 - d. General repairs and maintenance is on budget.
6. 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. Mr. Joseph has begun work on Common Areas.
 - b. Homeowner at 5909 NW Place requested copy of the HOA Balance Sheet and Jesse emailed it to him.
 - c. Homeowners at 4607, 4605 & 4603 Twin Valley requested plants to be replaced along retaining wall at Twin Valley & Mountain Villa Common Area . The previous plants did not survive the February storm. The estimated cost is \$2,000.00 The Board will defer the request to March 2022 due to the heavy expense incurred by the HOA this year with clearing dead trees & vegetation from the February storm. In the meantime, if the homeowners want to donate the plants to be planted in this Common Area, the Board will accept them as proposed and approve their planting.
7. OLD BUSINESS:
 - a. Regarding 4838 Twin Valley, HOA president spoke to neighbor, no further nuisance; repairs

are satisfied.

- b. Regarding 5821/5823 Westslope, hearing date for 5823 set.
- c. Sport court bid, Jason continues to follow up.
- d. Regarding the audit, search continues for a local bookkeeper to look at 2019 and 2021 financials.
- e. ECC Architectural Guidelines pending review.

8. NEW BUSINESS:

- a. Bill Russo was appointed to the vacant board seat and thereafter elected treasurer.
- b. New tennis court guidelines were reviewed and approved.
- c. Bill presented the 2022 budget. The board voted unanimously to approve a \$2.00 monthly dues increase. Discussion will be had at the Annual Meeting regarding a need for a larger increase.

9. COMMITTEE REPORTS:

- a. Environmental Control Committee: Report received. 2 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.

10. NEXT REGULAR MEETING: Next regular scheduled Board meeting, December 13, 2021

11. ADJOURNMENT: The meeting adjourned at 8:05 PM.