

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

Date: December 13, 2020

Time: 6:30 p.m.

Location: Online Video Conference

- 1. CALL TO ORDER:** 6:30 p.m. Present at the meeting:
Directors: Jason Fischer - Presiding, Bill Russo, Monica Johnson, Lisa Harding
Manager: Jesse Chargualaf
- 2. MEMBER FORUM:** Jean Spitzer and Ihsing Hau joined the meeting via Zoom.
- 3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS:** The minutes of the meeting of November 8, 2021 were approved.
- 4. FINANCIAL REPORT**
 - a. November 2021 financial statements: Financial statements were discussed and approved.
 - b. Review delinquent accounts in accordance with the Collection Policy: Total A/R \$1,803
 - c. Jesse will email our bookkeeper and provide Bill's contact information.
- 5. MANAGER'S REPORT** - Reviewed and approved. Significant items included:
 - a. Jesse continues to work on storm damaged trees and vegetation.
 - b. Several homeowners have requested clean up in common areas.
 - c. 2022 HOA Dues Coupon books and letters have been sent.
- 6. OLD BUSINESS:**
 - a. 5821/5823 Westslope, no update.
 - b. Jason left a message with the Sport Court company, he will follow up with another phone call.
 - c. Lisa will follow up with Bill to discuss the 2019 audit.
 - d. Regarding the ECC Architectural Guidelines, the board needs to schedule a meeting with Angie and fellow ECC members.
- 7. NEW BUSINESS:**
 - a. A new board member was not appointed at this meeting.
- 8. COMMITTEE REPORTS:**
 - a. Environmental Control Committee: Report received. 5 proposals approved.
 - b. Communication Committee: Work continuing to update website and facebook page.
 - c. Social Committee: No events scheduled due to COVID.
 - d. Welcome Committee: We currently do not have volunteer in this position.

e. Reserve Committee: Our reserves are adequate.

9. NEXT REGULAR MEETING: 6:30 p.m. set for February 14, 2020.

10. ADJOURNMENT: The meeting adjourned at 7:35 PM.