

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

Date: January 10, 2022

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:** Eugene Clayborn, Jeff Howdershell and Tom Swietlik joined the meeting via Zoom.
3. **APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS:** The minutes of the meeting of December 13, 2021 were approved.
4. **FINANCIAL REPORT**
 - a. December 2021 financial statements: Financial statements were discussed and approved.
 - b. Review delinquent accounts in accordance with the Collection Policy: Total A/R \$10,257.42
 - c. One time expenses due to office supplies for annual meeting and payroll for Joy created negative net income for December.
5. **MANAGER'S REPORT** - Reviewed and approved. Significant items included:
 - a. Jesse continues to work on storm damaged trees and vegetation. He specifically cleared areas behind Jessamine Hollow, Hickory Hollow and Mt Villa Cove.
 - b. Several homeowners have requested additional clean up in common areas.
6. **OLD BUSINESS:**
 - a. 5821/5823 Westslope, referred to HOA attorney.
 - b. Jason is going to contact the city to see if impervious cover will be in an issue in installing a sport court. Current bid is \$40,000.
 - c. Lisa will follow up with Bill to discuss the 2019 audit.
 - d. Regarding the ECC Architectural Guidelines, Jason has a color template he will share with the ECC.
7. **NEW BUSINESS:**
 - a. A new board member, Tom Swielik, was appointed to the board to complete Marc Dully's term.
 - b. Certificate of Insurance for all contract workers should be on file.
 - c. Jesse will collect quotes for fire mitigation.
 - d. Annual meeting will be conducted in person and via zoom.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Report received. 1 proposal under review.
- 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 March 14, 2022.

10. ADJOURNMENT: The meeting adjourned at 8:10 PM.