

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

**Date:** February 14, 2022

**Time:** 6:30 p.m.

**Location:** Online Video Conference

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1. CALL TO ORDER: 6:30 p.m. Present at the meeting:  
Directors: Jason Fischer -Presiding, Monica Johnson, Lisa Harding, Bill Russo  
Manager: Jesse Chargualaf
2. MEMBER FORUM: None present
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: The minutes of the meeting of January 10, 2022 were approved.
4. FINANCIAL REPORT
  - a. January 2022 financial statements: Financial statements were discussed and approved.
  - b. Review delinquent accounts in accordance with the Collection Policy: Total A/R \$9993.22. Jason and Jesse will coordinate who needs to receive letters due to delinquencies. 8 homeowners owe over \$300.00 and will receive letters.
  - c. Bill reported that the end of year expenses were high due to admin's salary, grounds maintenance and annual meeting expenses.
5. MANAGER'S REPORT - Reviewed and approved. Significant items included:
  - a. Jesse has continued to address storm damaged trees and vegetation.
  - b. Jesse provided estimates for the A/C heat pump replacement.
  - c. Several homeowners have complained about vegetation in the common area that did not recover from the snow storm. Concerns about erosion control. Jason will respond to homeowners on Limestone Circle.
  - d. A homeowner expressed concerns about cracks in the tennis courts. Jesse will call Dobb's to see if they can repair the cracks, potentially under warranty.
6. OLD BUSINESS:
  - a. 5821/5823 Westslope
  - b. Impervious cover issues may block the installation of a sports court.
  - c. Regarding the 2019 audit, we need a new accounting firm to conduct the audit
  - d. Jesse will get quotes regarding fire mitigation.
  - e. 2022 budget was reviewed and final approval. It will be presented at the annual meeting
7. NEW BUSINESS:

- a. A homeowner will conduct free Yoga for HOA members on the patio of the clubhouse.
- b. Jason is going to look into the quotes for the A/C Heat pump replacement.
- c. Board unanimously approved that Jason Fischer will be added as a signer to bank accounts.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Report received. 3 proposals approved
- b. Communication Committee: No Update
- c. Social Committee: No events scheduled
- d. Welcome Committee: Need to recruit committee members
- e. Reserve Committee: Reserves are adequate.

10. NEXT REGULAR MEETING: Next regular scheduled Board meeting, March 14, 2022.

11. EXECUTIVE SESSION: .

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