

**CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING OF THE MEMBERS**

Date: February 16, 2022

Time: 7:00 p.m.

Location: Hybrid Format- In Person and Online Zoom Video Conference

- 1. CALL TO ORDER:** 7:00 p.m. Present at the meeting:
Directors: Jason Fischer - Presiding, Monica Johnson, Lisa Harding, Bill Russo and Tom Swieltlik
Manager: Jesse Chargualaf
Homeowners were present in person and via zoom. 30 total homeowners present.
- 2. APPROVAL OF 2021 MINUTES OF THE ANNUAL MEETING:** The minutes of the February 17, 2021 minutes were approved without corrections.
- 3. COMMITTEE REPORTS:**
 - a. Communications Committee: Chair, Lisa Harding, reported that we currently have 67 homeowners on our Facebook page. She is working on ways to increase the number of people on our private page.
 - b. Environmental Committee: Chair, Angela Clark, submitted a report showing 50 reviewed proposals. The report also outlined the scope of work, listed the members of the committee, the process involved and meeting dates. In addition, the ECC has updated the architectural guidelines which will go the Board for approval.
 - c. Reserve Committee: Chair, Bill Russo, reported that the reserve funds of \$210,469.55 are considered adequate to meet the needs for 2022.
 - d. Social/Activities Committee: Chair, Jeff Howdeshell reported that no social events were held in 2021 due to Covid.
 - e. Welcome Committee: 21 new neighbors moved into CMHOA. Currently we do not have a chair for this committee.
- 4. PRESIDENTS REPORT:** Jason Fischer discussed significant actions taken by the Board.
 - a. Brush clean up in common areas continue to be a big task and budget item for our HOA.
 - b. The Board is exploring the possibility of a sport court/pickle ball court. The first step is to determine the impervious cover ratio of our neighborhood.
 - c. Jason reported that fire mitigation/maintenance of common area is on a rotating schedule and to email Jesse with fire mitigation questions.

5. FINANCIAL REPORT: Interim Treasurer Bill Russo presented the financial report. We are tracking very close to budget and our income is adequate. A major expense is the brush clean up and clearing.

Bill presented the 2022 budget.

6. ELECTION OF DIRECTORS: There were three positions open for election. Sufficient votes by proxy and the members in attendance had been received. 156 ballots/proxies received.

Lisa Harding, Matt Berry and Tom Swietlik were elected to the Board.

7. ADJOURNMENT: The meeting was adjourned at 8:35 pm.

EXECUTIVE SESSION: After adjournment of the annual meeting the board members convened an executive session to elect officers. The results of the election are:

President- Jason Fischer

Vice President- Lisa Harding

Treasurer- Matt Berry

Assistant Treasurer- Tom Swietlik

Secretary-Monica Johnson

Board unanimously approved the addition of Jason Fischer, Matt Berry and Tom Swietlik to be added as signers to bank accounts.