

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

**Date:** March 14, 2022

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

**Location:** CMHOA Clubhouse, 6007 Mt Bonnell Rd., Austin, TX 78731

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- 1. CALL TO ORDER:** 6:30 p.m. Present at the meeting:  
Directors: Lisa Harding - Presiding, Tom Swietlik and Monica Johnson  
Jason Fischer and Matt Berry via/Proxy to Lisa Harding  
Manager: Jesse Chargualaf
- 2. MEMBER FORUM:** No members present.
- 3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS:** The minutes of the meeting of February 14, 2022 were approved.
- 4. FINANCIAL REPORT**
  - a. February 2022 financial statements: Financial statements were discussed and approved.
  - b. Review delinquent accounts in accordance with the Collection Policy: Total A/R \$8,224.32
  - c. Tom reported that both the balance sheet and P&L are fine.
- 5. MANAGER'S REPORT** - Reviewed and approved. Significant items included:
  - a. Board unanimously approved to pay Joel \$1,000 to remove and dump pile cuttings from Jessamine Hollow.
  - b. Jesse received a bid for a landscape firm for annual service. He is going try to get more bids.
  - c. Jesse is going to take pictures of the common area behind Gold Flower Hollow regarding potential erosion.
  - d. Board approved for Jesse to repair tennis court cracks. The cracks are not on the playing surface.
  - e. Board unanimously approved the use of the common area for access of pool installation equipment to build pool at 4709 Lookout Mountain Cove.
  - f. Jesse has order markers for the swimming pool that are up to code. He will have them installed once they arrive.
  - g. Jesse has submitted a claim in the amount of \$1,650 to the city of Austin to repair the retaining wall damaged by the City Resource Recovery truck.
- 6. OLD BUSINESS:**
  - a. 5821/5823 Westslope
  - b. Jesse has received 3 bids to replace the A/C unit at the clubhouse. Tom is going to look into a potential 4th bid.
  - c. Jesse is going to get more bids for wildfire mitigation work.

d. CMHOA Board will contract with a CPA to conduct the 2019 Audit.

**7. NEW BUSINESS:**

- a. Regarding the limestone wall damaged by a city of Austin garbage truck, Jesse has submitted a claim with the city.

**8. COMMITTEE REPORTS:**

- a. Environmental Control Committee: Report received. 4 proposals approved.
- b. Communication Committee: Tom is interested in helping with this committee.
- 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. Tom will take over the Reserve Committee.

**9. NEXT REGULAR MEETING:** 6:30 p.m. set for April 11, 2022.

**10. ADJOURNMENT:** The meeting adjourned at 8:04 PM.