

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

Date: April 11, 2022

Time: 6:30 p.m.

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

- 1. CALL TO ORDER:** 6:30 p.m. Present at the meeting:
Directors: Jason Fischer - Presiding, Tom Swietlik, Lisa Harding, Matt Berry and Monica Johnson
Manager: Jesse Chargualaf

- 2. MEMBER FORUM:** Bill Russo and Jeff Howdeshell
Jeff expressed concern about the color palette that will be adopted by the ECC. The Board shared with Jeff that there are many colors included in the palette and that it is to benefit our neighborhood.
Jeff also shared that the wine socials would be starting soon.

- 3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS:** The minutes of the meeting of March 14, 2022 were approved.

- 4. FINANCIAL REPORT**
 - a. March 2022 financial statements: Financial statements were discussed and approved.
 - b. Review delinquent accounts in accordance with the Collection Policy: Total A/R \$12,837.12.
Jesse will send delinquent letters to appropriate homeowners.
 - c. Matt and Bill will meet in the next few weeks to discuss budget and QuickBooks.

- 5. MANAGER'S REPORT** - Reviewed and approved. Significant items included:
 - a. Board unanimously approved to pay Joel \$200.00 for tree branch removal and cleanup.
 - b. HOA will have a new account number from Truist Bank effective 4/11/2022 due to an unsuccessful fraud attempt.
 - c. Board unanimously approved to have Leslie's Pool complete repairs required by the City of Austin Code Department. Total cost \$2,345.89
 - d. Board unanimously approved the purchase of an updated version of QuickBooks.
 - e. Jesse will schedule a time to meet at the bank with Jason, Matt and Tom to add them as additional signers to the account.

- 6. OLD BUSINESS:**
 - a. 5821/5823 Westslope- Board reviewed and discussed.
 - b. Board unanimously approved Stans AC to replace clubhouse HVAC unit #1 for \$9,879.97
 - c. Jesse is going to get more bids for wildfire mitigation and erosion control work.
 - d. CMHOA Board will contract with a CPA to conduct the 2019 Audit.

7. NEW BUSINESS: None

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Report received. 1 proposal approved, 3 pending.
- b. Communication Committee:
- c. Social Committee: Wine Social events will begin soon.
- d. Welcome Committee:
- e. Reserve Committee: Our reserves are adequate.

9. NEXT REGULAR MEETING: 6:30 p.m. set for May 9, 2022.

10. ADJOURNMENT: The meeting adjourned at 8:53 PM.