

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

Date: June 13, 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: Monica Johnson- Presiding, Tom Swielik
Not present at meeting:
Lisa Harding and Jason Fischer give their proxy to Monica Johnson.
Matt Berry gives his proxy to Tom Swielik
Manager: Jesse Chargualaf
- 2. MEMBER FORUM:** Rhone Raymond and Karin Swietlik were present.
Karin is interested in helping the HOA with communication to the homeowners. She is going to provide a proposal with her ideas of how to improve communication to CMHOA homeowners. Rhone is also interested in helping with this issue as well as helping coordinate HOA sponsored social events.
- 3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS:** The minutes of the meeting of May 9, 2022 were approved.
- 4. FINANCIAL REPORT**
 - a. April 2022 financial statements: April and May financials will be presented at the July meeting.
 - b. Review delinquent accounts in accordance with the Collection Policy: Total A/R \$16,610.52.
 - c. Jesse will send letters to homeowners with delinquencies over 90 days.
- 5. MANAGER'S REPORT** - Reviewed and approved. Significant items included:
 - a. Jesse continues to deal with cutting and removal of dead branches and shrubs.
 - b. The retaining wall on Twin Valley Drive needs to be repaired. The estimate from Connelly Contracting is \$7,200.
- 6. OLD BUSINESS:**
 - a. 5821/5823 Westslope- Board reviewed and discussed.
 - b. Jesse is going to get more bids for wildfire mitigation and erosion control work.
 - c. CMHOA Board will contract with a CPA to conduct the 2019 Audit.
- 7. NEW BUSINESS:**
- 8. COMMITTEE REPORTS:**
 - a. Environmental Control Committee: Report received. 3 proposal approved

- b. Communication Committee:
- c. Social Committee:
- d. Welcome Committee:
- e. Reserve Committee: Our reserves are adequate.

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

10. ADJOURNMENT: The meeting adjourned at 7:38 PM.