

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

Date: July 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: Lisa Harding- Presiding, Tom Swielik and Monica Johnson
Not present at meeting:
Jason Fischer gives his proxy to Lisa Harding.
Matt Berry gives his proxy to Tom Swielik
Manager: Jesse Chargualaf
- 2. MEMBER FORUM:** None present
- 3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS:** The minutes of the meeting of June 13, 2022 were approved.
- 4. FINANCIAL REPORT**
 - a. May 2022 financial statements: May financials were reviewed and approved.
 - b. Review delinquent accounts in accordance with the Collection Policy: Total A/R \$17,671.72.
 - 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 has been repaired.
 - c. Jesse is taking vacation 8/1-8/7.
- 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:**
 - a. ECC has started reviewing the color palette.
 - b. New markers for the pool have been updated.
- 8. COMMITTEE REPORTS:**
 - a. Environmental Control Committee: Report received. 1 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 August 8, 2022.

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