

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

Date: August 8, 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, Lisa Harding, Tom Swietlik and Monica Johnson

Not present at meeting:

Matt Berry gives his proxy to Jason Fischer***

Manager: Jesse Chargualaf

***The board agreed unanimously that Matt's absence for the June 13, 2022 meeting shall be excused/exempt because Matt missed the meeting due to testing positive for Covid 19 & avoiding exposure to others present at the meeting

2. MEMBER FORUM: None present

3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS: The minutes of the meeting of July 11, 2022 were approved.

4. FINANCIAL REPORT

- a. June 2022 financial statements: June financials were reviewed and approved.
- b. Review delinquent accounts in accordance with the Collection Policy: Total A/R \$18, 055.63.
- c. Jesse continues to send letters to homeowners who are delinquent (over \$318.00) and he is collecting late fees for late homeowners dues. If there has not been a response to Jesse's letter, Jason will send a letter to those homeowners.

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. HVAC unit has been replaced at the clubhouse.
- c. Board unanimously approved to hire New Image Tree Service to remove and haul away a dead tree in the amount of \$2800.

6. OLD BUSINESS:

- a. 5821/5823 Westslope- Board reviewed and discussed.
- b. Jesse is going to continue to get quotes for wildfire mitigation and erosion control work. This is an ongoing issue.
- c. CMHOA Board will contract with a CPA to conduct the 2019 Audit. Jason is going to meet with Matt to discuss this matter.
- d. Board unanimously approved to have HOA attorney review the updated ECC guidelines.
- e. Jesse will get bids to increase area of playground with a wrought iron fence.

7. NEW BUSINESS:

- a. Board reviewed request for RV/Trailer/Boat parking, this is not allowed according to the Covenants Article 8 Section 7.
- b. Fire/ brush mitigation, bridge repair, flowerbeds and tennis court repairs are large expenses that need to be included in the 2023 budget.
- c. Board unanimously approved moving forward in negotiating a contract with ATX homeowner's association to create an online portal system to collect homeowners dues and allow online payments. Lisa will have HOA attorney review contract.

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 September 12, 2022.

10. ADJOURNMENT: The meeting adjourned at 8:51 PM.