

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

Date: August 24, 2022

Time: 5:45 p.m.

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

- 1. CALL TO ORDER:** 5:53 p.m. Present at the meeting:
Directors: Jason Fischer- Presiding, Lisa Harding, Tom Swietlik, Matt Berry and Monica Johnson
Manager: Jesse Chargualaf

- 2. MEMBER FORUM:** Bob Kamm was present to discuss erosion in the common area behind his house. He provided an estimate of a wall, terracing and native plants to control erosion. The board is looking at all options to determine the most cost-effective approach to deal with the erosion. Historically the area in question has been left natural. The board will visually inspect the area.

- 3. FINANCIAL REPORT**
 - a. July 2022 financial statement was reviewed and discussed with treasurer.

- 5. MANAGER'S REPORT - none**

- 6. OLD BUSINESS:**
 - a. 5821/5823 Westslope- Board reviewed and discussed.
All board members are to provide Lisa and Jason with any documents as per HOA attorney.
 - b. 2019 audit - Matt is in the process of contracting with a CPA to conduct an audit.
 - c. ECC Guidelines update - Lisa is working with HOA attorney regarding ECC updates.
 - d. Playground - Due to budget constraints, playground update has been put on hold.

- 7. NEW BUSINESS:**
 - a. 2023 Budget review - Board discussed 2023 budget and the potential need for a dues increase to meet the demands of the neighborhood.
 - b. Portal Software - Board Members are in the process of reviewing the contract provided by company & Monica and Lisa are in the process of vetting references.

- 9. NEXT REGULAR MEETING:** September 12, 2022 at 6:30 p.m.

- 10. EXECUTIVE SESSION:** none

- 11. ADJOURNMENT:** The meeting adjourned at 7:21 PM.