

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

Date: September 12, 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 Swielik, Matt Berry and Monica Johnson
Absent: Lisa Harding- Monica Johnson has her proxy
Manager: Jesse Chargualaf
2. **MEMBER FORUM:** None present
3. **Approval of Minutes:** The minutes from the meetings on August 8 and August 24 were approved.
3. **FINANCIAL REPORT**
 - a. August 2022 financial statement was reviewed and discussed.
Current bank statements reviewed.
 - b. A/R \$17,710.20
Jesse has reviewed the delinquent accounts and sent letters requesting payment.
5. **MANAGER'S REPORT**
 - a. Jesse has contacted several companies to replace the fence around the playground.
He is waiting to hear back with estimates.
 - b. Jesse continues to deal with requests of dead branches and trees in common areas.
6. **OLD BUSINESS:**
 - a. 5821/5823 Westslope- Board reviewed and discussed.
 - b. Matt suggests an incremental due increase.
 - b. Regarding the 2019 audit, we need good data in order for it to be conducted.
 - c. Jason is going to call Angie regarding the ECC Architectural Guideline updates.
 - d. Portal Software service was reviewed and discussed.
 - e. Jesse provided the zones for fire mitigation. It should be a budget item for 2023 budget.
7. **NEW BUSINESS:**
 - a. There will be a Holiday Party this year!
 - b. Matt is taking the thumb drive to our CPA in order for him to complete our taxes.
 - c. Jason is going to look at the area behind Gold Flower Hollow.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Report received, no new proposals.
- b. Communication Committee: Tom is working on the website.
- c. Social/Activities Committee : End of year summer party in 9/24/2022
- d. Welcome Committee
- e. Reserve Committee

9. NEXT REGULAR MEETING: 6:30 p.m. set for October 10, 2022

10. EXECUTIVE SESSION:

11. ADJOURNMENT: The meeting adjourned at 8:15 PM.