

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

Date: September 26, 2022

Time: 5:45 p.m.

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

1. CALL TO ORDER: 5:45 p.m. Present at the meeting:

Directors: Jason Fischer- Presiding, Lisa Harding, Matt Berry and Monica Johnson

Not present at meeting:

Tom Swielik gives his proxy to Matt Berry

Manager: Jesse Chargualaf

2. MEMBER FORUM: Tom Schiedler was present.

He was present to discuss trees in the common areas behind his home that need to be removed and/or cabled.

Board unanimously approved the estimate from Good Morning Tree Service for the pruning of damaged portion of trees and cabling of appropriate trees.

3. FINANCIAL REPORT

- a. Jesse has sent manager letters to homeowners with past due accounts. He has had some response to the outgoing letters.
- b. We need to insure that Jason, Matt and Tom are added as signers to all bank accounts. Jason is going to follow up with the banks that need additional signatures.
- c. The tax return is ready for signature. Matt will sign the tax return tomorrow and then it will be filed.

4. MANAGER'S REPORT

5. OLD BUSINESS:

- a. 5821/5823 Westslope- Board reviewed and discussed. Jason will contact city for update
- b. 2023 Budget was reviewed and discussed.
- c. The ECC guidelines are currently under review with our attorney. Jason will call Angie and provide her an update.
- d. Board unanimously approved to have our attorney look at the late fee collection process of our HOA.
- e. Board reviewed and discussed the online portal service contract. Board unanimously approved the ATX Association Management Agreement Contract.
- f. Jesse will call the fire department to schedule a time to walk the common area
To let us know about fire mitigation.
- g. Jason will reach out to Robert Kamm and schedule a time to walk the common area of concern behind his house.

6. NEW BUSINESS:

- a. Tom is working on how to decrease our phone bill costs.

7. NEXT REGULAR MEETING: Next regularly scheduled meeting is October 10, 2022 at 6:30.

8. EXECUTIVE SESSION:

9. ADJOURNMENT: The meeting adjourned at 7:06PM.