

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

Date: October 10, 2022

Time: 6:42 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, Lisa Harding and Monica Johnson
Manager: Jesse Chargualaf
2. **MEMBER FORUM:** None present
3. **Approval of Minutes:** The minutes from the meetings on September 12 and September 26 were approved.
3. **FINANCIAL REPORT**
 - a. September 2022 financial statement was reviewed and discussed.
 - b. Review delinquent accounts in accordance with collection policy:
Total A/R \$13,435.92
 - c. Jesse will continue to send delinquent notes to homeowners with past due accounts.
5. **MANAGER'S REPORT**
 - a. Jesse has contacted several companies to replace the fence around the playground.
One estimate is for \$9,500. This improvement is currently on hold due to budget constraints.
 - b. Jesse continues to deal with requests of dead branches and trees in common areas.
He will cut the weeping willow that is dying over the bridge.
 - c. Beechwood Hollow cabling of trees/removing the dying tree is in process. The homeowner wants to try to save the tree.
6. **OLD BUSINESS:**
 - a. 5823 Westslope- Board reviewed and discussed.
 - b. Jason will email the homeowner of Gold Flower Hollow to schedule a time to meet to walk the area behind his home.
 - b. Regarding the 2019 audit, we will ask ATX Management Co. for auditor recommendations.
 - c. Jason will call Angie to discuss ECC Guidelines update. And the update is currently being reviewed by our attorney.
 - d. We are going to schedule a time for Jesse to meet with ATX Management staff.
 - e. Jesse will contact the fire department on Balcones regarding fire mitigation. Tom is going to take the lead to insure that a plan is made for our neighborhood fire mitigation.

- f. Regarding the 2023 budget, Board unanimously approved a 5% increase in homeowners dues to meet the demands of the 2023 Budget.

7. NEW BUSINESS:

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Report received, 2 approved proposals and 2 In review.
- b. Communication Committee:
- c. Social/Activities Committee :
- d. Welcome Committee
- e. Reserve Committee Tom has agreed to lead the Reserve Committee.

9. NEXT REGULAR MEETING: 6:30 p.m. set for November 14, 2022

10. EXECUTIVE SESSION:

11. ADJOURNMENT: The meeting adjourned at 7:45 PM.