

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

Date: November 14, 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, Lisa Harding and Monica Johnson
Manager: Jesse Chargualaf

2. **MEMBER FORUM:** Delia Merritt from 4400 Jessamine Hollow was present to talk about the dead trees in the canyon behind her home.
Jesse will follow up with this request.

3. **Approval of Minutes:** The minutes from the meeting October 10, 2022 were approved.

3. **FINANCIAL REPORT**
 - a. October 2022 financial statement was reviewed and discussed.
 - b. Review delinquent accounts in accordance with collection policy:
Total A/R \$12,348.83
 - c. Jesse will continue to send delinquent notes to homeowners with past due accounts.

5. **MANAGER'S REPORT**
 - a. A neighbor on Twin Valley expressed concern over activity at the rental home at 4810 Twin Valley. Jesse will follow up with the homeowner who lives in California.
 - 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 has a new estimate of \$4,643.93. Jason will look at the area to determine scope of work.

6. **OLD BUSINESS:**
 - a. 5823 Westslope- Board reviewed and discussed.
 - b. Jason met with the homeowner of Gold Flower Hollow regarding erosion behind his home. Jason's recommends no action at this time. He has asked the homeowner to meet with an inspector to get their professional opinion regarding the impact of erosion behind their house.
 - b Regarding the 2019 audit, we will ask ATX Management Co. for auditor recommendations.
 - c. We need an attorney to sign off on the new ECC guidelines. The board unanimously approved to inquire the services of Greg Cagel to review the guidelines.

- d. Regarding ATX Management we need to decide on compensation for resale certificates and money collected for delinquencies during the next few months.
- e. Jesse met with the Fire Marshall to discuss fire mitigation. He said overall we are doing pretty well. He recommended to remove the low evergreen bushes, the ground should be clear. We will budget for fire mitigation work in 2023.

7. NEW BUSINESS:

- a. Tom will research phone options for the clubhouse office and emergency pool phone.
- b. The board needs to send a letter to the homeowners by December 1, 2022 about a dues increase, new online payment portal with ATX Management Company, We also need to alert the homeowners that there will not be a coupon book to pay dues for 2023.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: No report receipt. Approved 2 proposals.
- b. Communication Committee:
- c. Social/Activities Committee :
- d. Welcome Committee:
- e. Reserve Committee: Reserves are adequate.

9. NEXT REGULAR MEETING: 6:30 p.m. set for December 12, 2022

10. EXECUTIVE SESSION:

11. ADJOURNMENT: The meeting adjourned at 8:40 PM.