

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

**Date:** December 12, 2022

**Time:** 6:33 p.m.

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

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1. **CALL TO ORDER:** 6:30 p.m. Present at the meeting:  
Directors: Lisa Harding- Presiding, Tom Swielik, Matt Berry, and Monica Johnson  
Absent: Jason Fischer-Matt Berry has proxy  
Manager: Jesse Chargualaf
  
2. **MEMBER FORUM:** Tamra-Shae Oatman and Eric Collier from 5922 Lookout Mountain were present to talk about the home next door that is being used as an AirBNB.  
Jesse sent a notice of violation on 12/7/2022.  
Jason will follow up with a letter informing the homeowner that short term rentals are not allowed in our HOA. Board unanimously approved for Jason to send a cease and desist letter to the homeowners of 5924 Lookout Mountain.
  
3. **Approval of Minutes:** The minutes from the meeting November 14, 2022 were approved.
  
3. **FINANCIAL REPORT**
  - a. November 2022 financial statement was reviewed and discussed.
  - b. Review delinquent accounts in accordance with collection policy:  
Total A/R \$ 13,322.12
  - c. Jesse will continue to send delinquent notes to homeowners with past due accounts.
  
5. **MANAGER'S REPORT**
  - a. Jesse is working on the accounts receivable to have an adequate amount of account delinquencies.
  - b. Jesse continues to deal with many tree and branches that need to be trimmed and removed.
  - c. Complaints continue to come in regarding 4812 Twin Valley Drive. Jason will send a letter to homeowner.
  - d. Board unanimously approved to move forward with changing our phone system. This is a cost cutting measure that will benefit the Association.
  
6. **OLD BUSINESS:**
  - a. 5823 Westslope- Board reviewed and discussed. We will revisit this issue Summer of 2023
  - b. Jason will follow up homeowner of Gold Flower Hollow regarding if the

homeowner has met with an inspector to get their professional opinion regarding erosion.

- c. Regarding the 2019 audit, we will ask ATX Management Co. for auditor recommendations.
- d. Lisa has contacted Greg Cage to assist us with ECC architectural guidelines.
  
- e. Matt will call Zephyr at ATX Management regarding signers on Vera Bank Account.

**7. NEW BUSINESS:**

- a. Short term rentals are not allowed in CMHOA. Contact has been made with homeowner of 5924 Lookout Mountain to inform them of HOA rules.
- b. Matt will contact Carla at ATX management to discuss Truist and transition to the new platform.

**8. COMMITTEE REPORTS:**

- a. Environmental Control Committee: Report received. 2 Proposals approved, 1 under review.
- b. Communication Committee:
- c. Social/Activities Committee : Holiday Party is scheduled for 12/17/2022
- d. Welcome Committee:
- e. Reserve Committee: Reserves are adequate.

**9. NEXT REGULAR MEETING:** 6:30 p.m. set for January 13, 2023

**10. EXECUTIVE SESSION:**

**11. ADJOURNMENT:** The meeting adjourned at 8:09 PM.