

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

Date: January 9, 2023

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 Swietlik, Matt Berry, Monica Johnson, Lisa Harding
Manager: Jesse Chargualaf

- 2. MEMBER FORUM:**

- 3. APPROVAL OF MINUTES:** The minutes from the meeting December 12, 2022 were approved.

- 3. FINANCIAL REPORT**
 - a. December 2022 financial statement was reviewed and discussed.
 - b. Review delinquent accounts in accordance with collection policy:
Total A/R \$ 13,929.33
 - 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 regarding amounts of account delinquencies.
 - b. Jesse continues to deal with many trees and branches that need to be trimmed and removed.
 - c. Jesse is working with ATX home management to coordinate payments, etc.

- 6. OLD BUSINESS:**
 - a. Jason will call the homeowner of Gold Flower Hollow regarding erosion control.
 - b. Matt is working on the 2019 audit. Matt will talk to Carla at ATX management to discuss.
 - c. Lisa will call Greg Cagel to discuss his interpretation of the ECC architectural guidelines.
 - d. Individual portals are up and running with ATX home management.
 - e. Jason will send a letter to the home on Lookout Mountain currently being used as short rental.
 - f. Board unanimously approved purchasing Microsoft Office for CMHOA.

7. NEW BUSINESS:

- a. Annual meeting was reviewed and discussed.
- b. Board unanimously approved to move the board meetings to Wednesdays at 5:00 beginning March 2023.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Report received. 2 Proposals approved, 1 under review.
- 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 February 13, 2023

10. EXECUTIVE SESSION:

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