

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

**Date:** February 13, 2023

**Time:** 6:30 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: Jason Fischer- Presiding, Tom Swietlik, Matt Berry, Monica Johnson, Lisa Harding  
Zephyr Mettee and Carla Hitz from ATX Home Management were present at the meeting.  
Manager: Jesse Chargualaf

**2. MEMBER FORUM:**

Brian Levin was present to discuss the drainage issue on Jessamine Hollow. He provided a plan made by the city to provide a solution to mitigate the flooding of Jessamine Hollow. City of Austin is paying for the repair. We spoke to the project manager, Jenna, over the phone to get a few more specifics regarding the repairs and she addressed our concerns about any potential damage to the street. The board unanimously approved moving forward with the repair. Brian will start an email thread for all parties impacted by the repair.

**3. Approval of Minutes:** The minutes from the meeting January 9, 2023 were approved.

**4. FINANCIAL REPORT**

- a. January 9, 2023 financial statement was reviewed and discussed.
- b. Review delinquent accounts in accordance with collection policy
- c. Matt has been working closely with Carla of ATX to reconcile our books.
- d. 2023 Budget is ready to present at the annual meeting on Wednesday 2/15.

**5. MANAGER'S REPORT**

- a. The recent ice storm caused damage to many different areas of the common areas.
- b. The board unanimously approved to pay Juan an additional \$500.00 for tree trimming and removal.
- c. Jesse is working with ATX home management to coordinate payments etc
- d. Jesse will continue to work on the reaching out to delinquent accounts to bring them up to date.

**6. OLD BUSINESS:**

- a. Jason met with homeowner of Gold Flower Hollow regarding erosion control and recommended he consult with a home inspector.
- b. Matt is working on the 2019 audit. Matt will talk to Carla at ATX management to discuss.
- c. ECC guidelines update will be discussed via email and March meeting.
- d. Individual portals are up and running with ATX home management.

- e. The board agreed to move forward with legal action regarding the homeowner conducting a short term rental at 5924 Lookout Mountain.
- f. Board reviewed ongoing neighbor complaints regarding 4810 Twin Valley, which appears to conduct some kind of ongoing business on Monday and Thursday evenings. Many neighbors on Twin Valley are concerned about the increased amount of traffic.

**7. NEW BUSINESS:**

- a. Annual meeting was reviewed and discussed. The board approved for Jesse to use the credit card to buy the snacks and pizza for the annual meeting with a budget of \$500.00
- b. Ice storm damage will be addressed in order of importance.
- c. Update on Jessamine Hollow drainage and flooding addressed in member forum.

**8. COMMITTEE REPORTS:**

- a. Environmental Control Committee: Report received. 4 Proposals approved
- b. Communication Committee:
- c. Social/Activities Committee :
- d. Welcome Committee:
- e. Reserve Committee: Reserves are adequate.

**9. NEXT REGULAR MEETING:** 5:00 p.m. set for March 8, 2023

**10. EXECUTIVE SESSION: None**

**11. ADJOURNMENT:** The meeting adjourned at 8:30 PM.