

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

**Date:** March 8, 2023

**Time:** 5:00 p.m.

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

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- 1. CALL TO ORDER:** 5:00 p.m. Present at the meeting:  
Directors: Jason Fischer- Presiding, Tom Swielik, Monica Johnson, Lisa Harding  
Absent: Matt Berry via proxy to Tom Swielik  
Manager: Jesse Chargualaf
  
- 2. MEMBER FORUM:**  
None present
  
- 3. Approval of Minutes:** The minutes from the meeting February 13, 2023 were approved.
  
- 4. FINANCIAL REPORT**
  - a. February 2023 financial statement was reviewed and discussed.
  - b. Review delinquent accounts in accordance with collection policy total A/R \$13,176
  
- 5. MANAGER'S REPORT**
  - a. The recent ice storm caused damage to many different areas of the common areas.  
Jesse is working daily to address trees and branches impacted by the freeze.  
Jesse will get 3 quotes from tree trimming companies for the larger areas.
  - b. The board unanimously approved to have 5 signs made to alert neighbors regarding oak wilt.
  - c. Some homeowners are having trouble accessing ATX portal. Jesse referred complaints to ATX management. In addition some homeowners who have mailed their dues have had their mail returned. Jesse has forwarded issues to ATX Management.
  - d. A homeowner on Mount Bonnell needs a 7 1/2 foot access lane to build a pool in the backyard. The board denied the request to remove the retaining wall to create access to the backyard.  
Jesse instructed the homeowner to use his driveway for access.
  
- 6. OLD BUSINESS:**
  - a. Gold Flower Hollow potential erosion control was reviewed and discussed.
  - b. Matt continues to work on the 2019 audit. Matt will talk to Carla at ATX management to discuss.
  - c. ECC guidelines update will be discussed via email.
  - d. Individual portals are up and running with ATX home management, and ATX is working on getting all neighbors in the portal.  
Board will clarify with ATX if a mass email can be sent through apfolio.

- e. The short term rental at 5924 Lookout Mountain will be referred to a lawyer.  
The board unanimously approved to have a lawyer send a letter to the owner of 5924 Lookout Mountain Cove.  
A managers letter will be sent to 4711 Lookout Mountain Cove, also a short term rental.
- f. 4402 Jessamine Hollow drainage project start date is pending.

**7. NEW BUSINESS:**

- a. The board unanimously approved to budget \$15.00 per new homeowner for the welcome committee to provide a small gift welcoming new home owners.
- b. Jason will reach out to Allison Alter's office to discuss the power outages common to Cat Mountain Villas during bad weather.

**8. COMMITTEE REPORTS:**

- a. Environmental Control Committee: 2 proposals approved, 2 in review.
- 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 April 12, 2023

**10. EXECUTIVE SESSION:**

**11. ADJOURNMENT:** The meeting adjourned at 6:41 PM.