

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

Date: April 12, 2023

Time: 5:00 p.m.

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

1. CALL TO ORDER: 5:00 p.m. Present at the meeting:

Directors: Jason Fischer- Presiding, Tom Swietlik, Monica Johnson, Lisa Harding, Matt Berry
Manager: Jesse Chargualaf

2. MEMBER FORUM:

Davison Grant, Ray Block were present at the meeting.

Davison and Ray are present to discuss google fiber in the neighborhood. They are willing to spearhead the effort but need a letter authorizing them to talk to google.

Upon the motion of the President, seconded by the Secretary, the Board of Directors unanimously approved the creation of a Google Fiber Committee for the purpose of acting as the contact with Google Fiber regarding the potential provision of Google Fiber services to the Cat Mountain Homeowners area. Appointed by the Board of Directors to serve on the Committee are Davison Grant, as Chairman, and Ray Block, as Technical Advisor. The function of the Committee is to initiate communications with Google Fiber and to serve as the contact point for information provided by Google Fiber. The Committee will communicate to the Board of Directors and Association Manager regarding the communications and information received from Google Fiber.

Mindy and Brad Jones from 6112 Twin Ledge Circle are present to discuss the abandoned car on Twin Ledge Circle. The car has been abandoned for 2 years. They have called 311 many times to report the vehicle. The Jones' are here to discuss what the options are to have the car moved. The registration is from 2018 and it has 3 flat tires. Lisa called her investigator to run the plates, he is going to let Lisa know the cost for running the plates. The next step is to see if we can identify the owner. She also discussed common area trees/brush that need to be addressed. Some of the brush was cleaned up today.

Anna and Mason from 6002 Mt Bonnell were present to discuss using the common area to install a pool in their backyard. The use of the common area and other options were discussed. Concern is the risk to the retaining wall. The Rathe's are willing to put a certain amount in escrow and are willing to put it in for a sustained period of time. Matt suggested to have an engineer to check on the integrity of the wall and if it can withstand the weight of the equipment. One suggestion is to have Connelly (who installed all the retaining walls in the HOA) to inspect the wall to see if it can handle the work and then inspect it after construction for damage. Jesse is going to contact Connelly and set an appointment to check out the wall.

3. Approval of Minutes: The minutes from the meeting March 8, 2023 were approved.

4. FINANCIAL REPORT

- a. March 2023 financial statement was reviewed and discussed.
- b. Review delinquent accounts in accordance with collection policy total A/R \$17,491.80
- c. Board reviewed and approved the final financial numbers from 2022.

5. MANAGER'S REPORT

- a. The office phone has been upgraded and replaced the U-Verse router.
- b. D&O and Commercial insurance has been renewed.
- c. The Board approved to have Jesse certified to provide pool maintenance.
Jesse is completing all necessary pool updates required by the city.
- d. Jesse provided 3 estimates for cleaning/cutting/hauling storm damage. The Board unanimously approved to hire New Image Tree Service in the amount of \$34,000. Jesse and Juan will take care of the damage on Mt Bonnell Rd., Twin Valley Circle and Twin Ledge Circle.

6. OLD BUSINESS:

- a. No update on Jessamine Hollow drainage project.
- b. Matt continues to work on the 2019 audit. Matt will talk to Carla at ATX management to discuss.
- c. ECC guidelines update was discussed.
- d. Board will clarify with ATX if a mass email can be sent through AppFolio.
Jason will discuss this option with Zephyr.
- e. The short term rental at 5924 Lookout Mountain has been referred to a lawyer.
The board unanimously approved to have a lawyer send a letter to the owner of 5924 Lookout Mountain. Lisa will follow up with this issue.
- f. Jason will call Allison Alter regarding Austin Energy.

7. NEW BUSINESS:

- a. Twin Ledge Circle discussed above.
- b. There is a common area behind Hood Hollow. The owner of 6008 Hood Hollow needs to provide a gate so other home owners on Hood Hollow can access the common area behind their homes. Jesse will get estimates on the cost for a gate in the common area.
- c. Tom Scheidler from Beechwood Hollow has paid \$700.00 to have trees behind his home cabled in the common area. Board approves to reimburse him \$350.00 for tree work.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Request for legal consultation with the HOA attorney regarding deed restrictions on individual lots that was approved by the board.
3 proposals approved, one 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 May 10, 2023

10. EXECUTIVE SESSION:

11. ADJOURNMENT: The meeting adjourned at 7:30 PM.