

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

**Date:** May 10, 2023

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

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

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- 1. CALL TO ORDER:** 5:03 p.m. Present at the meeting:  
Directors: Jason Fischer- Presiding, Tom Swielik, Monica Johnson, Lisa Harding and Matt Berry  
Manager: Jesse Chargualaf
  
- 2. MEMBER FORUM:**  
Tamara Oatman and Eric Collier are present to discuss the Short Term Rental next door to their home on Lookout Mountain.  
Last weekend there were 14 cars at the AirBnB.  
The issue was reviewed and discussed.
  
- 3. Approval of Minutes:** The minutes from the meeting April 12, 2023 were approved.
  
- 4. FINANCIAL REPORT**
  - a. April 2023 financial statement was reviewed and discussed.
  - b. Review delinquent accounts in accordance with collection policy total A/R 18,570.80
  
- 5. MANAGER'S REPORT**
  - a. Tree branches need to be removed from area on MT Bonnell common area that was used as access to 6002 Mt Bonnell. Jesse will schedule a time for Connolly to inspect the retaining wall.
  - b. Jesse will be on vacation from 6/1/2023-6/19/2023.
  - c. Jesse will clean common area at 5906 Mt Bonnell Rd.
  - d. Board approved the hiring of a surveyor to determine property lines/common area/ easements behind Hood Hollow. Jason will reach out to a surveyor to complete this work.
  
- 6. OLD BUSINESS:**
  - a. No update on Jessamine Hollow drainage project.
  - b. Matt continues to work on the 2019 audit.
  - c. ECC guidelines update was discussed. Lisa is consulting with Angie.
  - 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 was reviewed and discussed.
  - f. Jason will call Allison Alter regarding Austin Energy.
  
- 7. NEW BUSINESS:**

**8. COMMITTEE REPORTS:**

- a. Environmental Control Committee: 4 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:** 5:00 p.m. set for June 14, 2023

**10. EXECUTIVE SESSION:**

**11. ADJOURNMENT:** The meeting adjourned at 7:00 PM.