

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

Date: June 14, 2023

Time: 5:00 p.m.

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

1. CALL TO ORDER: 5:02 p.m. Present at the meeting:

Directors: Jason Fischer: Presiding, Monica Johnson, Lisa Harding and Matt Berry

Absent: Tom Swietlik, Matt Berry has his proxy.

Manager: Jesse Chargualaf was absent

2. MEMBER FORUM:

Jim and Melissa Mathews were present to discuss a concern that they have noticed short term rentals in the neighborhood. Jim is willing to help in any way to move forward in amending the covenants to prevent any misinterpretation of the covenants.

They also are interested in adding additional striping to one tennis court for pickle ball.

The Board will discuss this option and Jason will respond via email.

Scott Greenwell is present to observe the meeting.

3. Approval of Minutes: The minutes from the meeting May 10, 2023 were approved.

4. FINANCIAL REPORT

a. May 2023 financial statement was reviewed and discussed.

b. Review delinquent accounts in accordance with collection policy total A/R 31,978.01

5. MANAGER'S REPORT

a. Jesse and Juan have dealt with numerous calls regarding tree and brush cleanup.

6. OLD BUSINESS:

a. No update on Jessamine Hollow drainage project.

b. Matt continues to work on the 2019/2021 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 sent Jesse a name of a land surveyor to determine the utility easement on Hood Hollow.

g. Jesse will call Connelly to determine the integrity of the wall on Mt Bonnell.

7. NEW BUSINESS:

a. The board approved 4-1 to hire someone to paint lines for pickle ball on one tennis court. Jason will call Hobbs to get an estimate on how much it will cost to line the courts.

8. COMMITTEE REPORTS:

a. Environmental Control Committee: 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: 5:00 p.m. set for July 12, 2023

10. EXECUTIVE SESSION:

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