

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

Date: July 12, 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: Lisa Harding: Presiding, Monica Johnson, and Tom Swietlik
Absent: Matt Berry, Tom Swietlik, has his proxy.
Jason Fischer, Monica Johnson has his proxy.
Manager: Jesse Chargualaf

- 2. MEMBER FORUM:**
Jim and Melissa Mathews, Christina Adams and Jason Aughenbaugh were present to discuss their concern about short term rentals in our neighborhood.

- 3. Approval of Minutes:** The minutes from the meeting June 14, 2023 were approved.

- 4. FINANCIAL REPORT**
 - a. June 2023 financial statement was reviewed and discussed.
 - b. Review delinquent accounts in accordance with collection policy total A/R \$32,620.30

- 5. MANAGER'S REPORT**
 - a. Jesse and Juan have dealt with numerous calls regarding tree and brush cleanup.
 - b. The Board unanimously approved to compensate Juan for extra time worked during Jesse's absence in the amount of \$200.00.
 - c. Jesse is following up with Connelly Masonry to schedule the repair of the retaining wall on Mt. Bonnell.

- 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.
 - 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. Jesse will follow up with the land surveyor for a written report on the Hood Hollow easement survey.
 - g. Jesse will call Connelly to schedule retaining wall repair on Mt Bonnell.

7. NEW BUSINESS: None

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: 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 September 13, 2023

10. EXECUTIVE SESSION: No action taken.

11. ADJOURNMENT: The meeting adjourned at 6:15 PM.