

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

Date: August 9, 2023

Time: 5:04 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, Tom Swielik and Matt Berry
Absent: Lisa Harding, Monica Johnson has her proxy.
Manager: Jesse Chargualaf

2. **MEMBER FORUM:**

3. **Approval of Minutes:** The minutes from the meeting July 12, 2023 were approved.

4. **FINANCIAL REPORT**
 - a. July 2023 financial statement was reviewed and discussed.
 - b. Review delinquent accounts in accordance with collection policy total A/R \$37,132.30

5. **MANAGER'S REPORT**
 - a. Jesse and Juan have dealt with numerous calls regarding tree and brush cleanup.
The Board is requesting that Jesse limit his time working outside to before 11:00 am.

6. **OLD BUSINESS:**
 - a. Jessamine Hollow drainage project -The grate has arrived and a mock up will be done to demonstrate to the homeowners how the work will be completed.
 - 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 Apfolio.
Jason will discuss this option with Zephyr.
 - e. The short term rental at 5924 Lookout Mountain was reviewed and discussed.
 - f. Jesse has followed up with the land surveyor for a written report on the Hood Hollow easement survey. He has tried multiple times for a response. Jason will call Celco Surveying for an update.
 - g. Connelly has completed the repair to the retaining wall repair on Mt Bonnell.

7. **NEW BUSINESS:** None

8. **COMMITTEE REPORTS:**
 - a. Environmental Control Committee: One proposal 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 6:00 PM.