

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

**Date:** September 13, 2023

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

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

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1. **CALL TO ORDER:** 5:04 p.m. Present at the meeting:  
Directors: Jason Fischer: Presiding, Monica Johnson, Tom Swielik and Lisa Harding  
Absent: Matt Berry, Tom Swielik has his proxy.  
Manager: Jesse Chargualaf
  
2. **MEMBER FORUM:** No members present
  
3. **Approval of Minutes:** The minutes from the meeting August 9, 2023 were approved.
  
4. **FINANCIAL REPORT**
  - a. August 2023 financial statement was reviewed and discussed.
  - b. Review delinquent accounts in accordance with collection policy total A/R \$ 37,613.51
  
5. **MANAGER'S REPORT**
  - a. Jesse and Juan have dealt with numerous calls regarding tree and brush cleanup.
  - b. Jesse repaired rotted boards on the bridge to the tennis courts and installed a steel pipe hand rail on the limestone stairs.
  
6. **OLD BUSINESS:**
  - a. Jessamine Hollow drainage project - Project manager and city engineer marked the utility lines on the street and dug holes to verify the type of lines under the street.
  - 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.
  
7. **NEW BUSINESS:** None
  
8. **COMMITTEE REPORTS:**
  - a. Environmental Control Committee: No new proposal approved, four 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 October 11, 2023

**10. EXECUTIVE SESSION:** No Action Taken

**11. ADJOURNMENT:** The meeting adjourned at 5:52 PM.