

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

Date: October 11, 2023

Time: 5:00 p.m.

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

1. **CALL TO ORDER:** 5:06 p.m. Present at the meeting:
Directors: Jason Fischer: Presiding, Monica Johnson, Tom Swielik
Absent: Matt Berry, Tom Swielik has his proxy.
Lisa Harding, Monica Johnson has her proxy
Manager: Jesse Chargualaf

2. **MEMBER FORUM:** No members present

3. **Approval of Minutes:** The minutes from the meeting September 11, 2023 were approved.

4. **FINANCIAL REPORT**
 - a. September 2023 financial statement was reviewed and discussed.
 - b. Review delinquent accounts in accordance with collection policy total A/R \$40,685.66

5. **MANAGER'S REPORT**
 - a. Jesse and Juan have dealt with numerous calls regarding tree and brush cleanup.
 - b. Regarding pickleball court lining, Jesse will schedule with Courtex Construction.

6. **OLD BUSINESS:**
 - a. Jessamine Hollow drainage project -No update on further work
 - 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. Tom will work on getting the missing emails from homeowners.
 - 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:**
 - a. Board discussed creating a new welcome letter for new homeowners detailing
 - b. 2024 Budget was discussed.

8. **COMMITTEE REPORTS:**
 - a. Environmental Control Committee: Four new proposals approved, one 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 November 8, 2023

10. EXECUTIVE SESSION: No Action Taken

11. ADJOURNMENT: The meeting adjourned at 5:51 PM.