

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

**Date:** November 8, 2023

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

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

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- 1. CALL TO ORDER:** 5:00 p.m. Present at the meeting:  
Directors: Tom Swielik: Presiding, Matt Berry, Monica Johnson  
Absent: Jason Fischer, Matt Berry has his proxy.  
Lisa Harding, Monica Johnson has her proxy  
Manager: Jesse Chargualaf
  
- 2. MEMBER FORUM:** Jen and Delius Mak from 4712 Lookout Cove were present to discuss their chickens and chicken coop.  
A neighbor has made a noise complaint regarding a rooster on the property  
The board will review and discuss this issue.
  
- 3. Approval of Minutes:** The minutes from the meeting October 11, 2023 were approved.
  
- 4. FINANCIAL REPORT**
  - a. October 2023 financial statement was reviewed and discussed.
  - b. Review delinquent accounts in accordance with collection policy total A/R \$
  - c. The Board unanimously approved to raise dues by 5%, an additional \$2.75 per month.
  
- 5. MANAGER'S REPORT**
  - a. Jesse and Juan have dealt with numerous calls regarding tree and brush cleanup.
  - b. The Pickleball court lining has been completed.
  - c. Jesse is working on replacing the locks on the pool and tennis court.  
Tom is going to research other lock options. Homeowners will be alerted when the locks have been changed.
  - d. Board unanimously approved to have Juan haul brush and cutting for \$250.00
  - e. Jesse will talk to social chair regarding holiday social. Email blast should come from ATX.
  
- 6. OLD BUSINESS:**
  - a. Jessamine Hollow drainage project -The city is working on determining the use of an AT&T line that was discovered during the exploration process.  
Once resolved they can move forward.
  - b. 2019/2021 audit was discussed.
  - 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 was able to get many of the missing emails from homeowners through address service.

- e. The short term rental at 5924 Lookout Mountain was reviewed and discussed.
- f. 2024 Budget was discussed

**7. NEW BUSINESS: None**

**8. COMMITTEE REPORTS:**

- a. Environmental Control Committee: Three new proposals approved, one in review
- b. Communication Committee:
- c. Social/Activities Committee : Holiday Party was discussed.
- d. Welcome Committee:
- e. Reserve Committee: Reserves are adequate.

**9. NEXT REGULAR MEETING:** 5:00 p.m. set for December 13, 2023

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

**11. ADJOURNMENT:** The meeting adjourned at 6:30 PM.