

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

Date: December 13, 2023

Time: 5:32 p.m.

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

1. **CALL TO ORDER:** 5:00 p.m. Present at the meeting:
Directors: Jason Fischer: Presiding, Matt Berry, Monica Johnson, Tom Swielik, Lisa Harding
Manager: Jesse Chargualaf

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

3. **Approval of Minutes:** The minutes from the meeting November 8, 2023 were approved.

4. **FINANCIAL REPORT**
 - a. November 2023 financial statement was reviewed and discussed.
 - b. Review delinquent accounts in accordance with collection policy total A/R \$ 32, 498
 - c. ATX will continue to reach out to homeowners to collect delinquent accounts.

5. **MANAGER'S REPORT**
 - a. Jesse and Juan have dealt with numerous calls regarding tree and brush cleanup.
 - b. Jesse will consult with Cothron Locksmith to replace 5 locks so we can continue to make additional keys as needed.
Board unanimously approved to spend \$761.93 to contract with Cothron's.
 - c. Juan and Jesse replaced the railing north of the second bridge on the stairway.

6. **OLD BUSINESS:**
 - a. Jessamine Hollow drainage project- the grate has been ordered and we are waiting for the city to schedule a start date.
 - b. 2021 audit was discussed.
 - c. ECC guidelines update was discussed.
 - d. Portal software service update was reviewed and discussed. Jason will discuss the resale certificate with ATX.
 - e. The short term rental at 5924 Lookout Mountain was reviewed and discussed. Jason will reach out to Connie to help us with this issue.
 - f. Jason will work on getting the survey for the utility easement on Hood Hollow.
 - g. Monica and Lisa will work on an updated welcome letter.
 - h. 2024 Budget was reviewed and discussed.

7. **NEW BUSINESS:**
 - a. The Board unanimously approved chicken coup at 4712 Lookout Mountain Cove, the owners may keep a max of 12 chickens and will have to re-home the rooster.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Five new 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 January 10, 2024

10. EXECUTIVE SESSION: No Action Taken

11. ADJOURNMENT: The meeting adjourned at 6:39 PM.