

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

Date: January 10, 2024

Time: 5:00 p.m.

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

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**1. CALL TO ORDER:** 5:01 p.m. Present at the meeting:

Directors: Jason Fischer: Presiding (to arrive at 5:20), Matt Berry, Tom Swietlik, Lisa Harding

Manager: Jesse Chargualaf

Not Present: Monica Johnson (Lisa Harding Proxy)

**2. MEMBER FORUM:**

No members present

**3. Approval of Minutes:** The minutes from the meeting December 13, 2023 were approved.

**4. FINANCIAL REPORT**

a. December 2023 financial statement was reviewed and discussed.

b. Review delinquent accounts in accordance with collection policy

c. ATX will continue to reach out to homeowners to collect delinquent accounts.

D. Closing PNC Account (Matt and Jason to close 1/12)

**5. MANAGER'S REPORT**

a. HOA Pool and Tennis Court Lock Replacement (Cothorn Replaced 5 locks) (Contact Zephyr to notify members they need new keys)

b. Truist and MMA accounts closed

c. Handrails for clubhouse and tennis court areas repaired

d. Jesse to put branches out to curb for large brush pickup (fire mitigation assist)

e. Approved \$500 for annual mtng refreshments

**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. (Move forward with 2023)

c. ECC guidelines update was discussed.(approving changes - requesting final draft to be approved Feb 7 mtng

d. Portal software service update was reviewed and discussed. Jason will discuss the resale certificate with ATX.

e. The short term rental at 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. Annual Meeting Feb 21st 7PM

**8. COMMITTEE REPORTS:**

a. Environmental Control Committee: One new proposal approved, two 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 February 7, 2024

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

**11. ADJOURNMENT:** The meeting adjourned at 6:32 PM.