

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

Date: February 7, 2023

Time: 5:05 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:

Angie Clark was present as a representative of the ECC.

Randy Sarosdy from 5801 Westslope Cove was present to discuss the neighbors that have chickens. The original concern was the rooster that is very loud. He is questioning that chickens are yard pets. But for him, the number of chickens is the issue. He also is concerned about the chicken coop and any visibility from the yard and some screening should be done by the owners of the chicken coop to screen/block the view of the coop from neighbors yard.

Jack Lee from 5803 Westslope was also present to talk about the chickens. He is worried about having chickens in such close proximity to neighbors.

They both spoke of a fire that was done in the backyard of the chicken coop and neighbors were alarmed at the amount of smoke from the fire. They are unsure of the origination of the fire.

The Board will revisit the number of chickens allowed and if the owners need to screen the chicken coop from visibility from neighbors.

Jim and Melissa Mathews from 4704 Lookout MT Cove were present to discuss the possibility of striping tennis court #1 for pickle ball. The board will put this on the March agenda.

Christina Adams from 5921 Mt Bonnell Rd was present to for an update on the short term rental issue.

Bill McDougald from 4607 Twin Valley Circle came to talk about a check that was not cashed for his dues. The bank canceled the check and he wants to know who he owes and how to pay.

3. Approval of Minutes: The minutes from the meeting January 10, 2023 were approved.

4. FINANCIAL REPORT

- a. January 2023 financial statement was reviewed and discussed.
- b. Review delinquent accounts in accordance with collection policy total A/R \$ 17,018
- 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. Board unanimously approved to have Leslie's Pool company replace the pool pump and filter for \$1,954.07.

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. 2021/2023 financials will be reviewed by CPA.
- c. ECC guidelines update was discussed and has been approved.
- 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. Our new attorney is working on 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 discussed the issue in the transfer of property on 5904 Westslope Dr. A title company search indicated liens from the 1980's on the property. The Board discussed the issue and determined that the homeowner needs to take the necessary steps to clear the liens.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: One new proposal approved and 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 March 6, 2024

10. EXECUTIVE SESSION: No Action Taken

11. ADJOURNMENT: The meeting adjourned at 7:30 PM.