

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

Date: March 6, 2024

Time: 5:03 p.m.

Location: Online Video Conference

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

- 2. MEMBER FORUM:**
Angie Clark was present as a representative of the ECC.
Jennifer Mak, Bill McDougal, Will Nilson and Karen Archly, Jeff Howdershell,
Jim Matthews, Manu Schip were present via zoom.
Courtney Barry

- 3. Approval of Minutes:** The minutes from the meeting February 8, 2024 were approved.

- 4. FINANCIAL REPORT**
 - a. February 2024 financial statement was reviewed and discussed.
 - b. Review delinquent accounts in accordance with collection policy total A/R \$
 - 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. Pool repairs have been completed and the pool is open to homeowners.
 - c. Jesse is requesting an email blast to let homeowners that they need new key for the pool.
 - d. Jesse is going to take pictures of the tennis court cracks.
 - e. Jesse will get estimates to remove a tree in the common area that has fallen on her tree.

- 6. OLD BUSINESS:**
 - a. Jessamine Hollow drainage project- start date March 11,2024
 - b. 2021/2023 financials will be reviewed by CPA.
 - c. ECC guidelines update has been approved and needs to be posted in deed records and posted on the website.
 - d. Portal software service update was reviewed and discussed. Jason will discuss the resale certificate and fees collection with ATX.
 - e. The short term rental at 5924 Lookout Mountain was reviewed and discussed. Our new attorney is working on this issue.
 - f. We need to contract on a new survey on Hood Hollow easement.

- g. Monica and Lisa will work on an updated welcome letter.
- h. The Board will reach out to the homeowners directly adjacent to the tennis court to ask about their response to stripping of the second court.
- i. The chicken coop/chickens situation is stable.

7. NEW BUSINESS:

- a. Jason and Jessie will look at the debris behind 4404 Jessamine Hollow. They will get an estimate to clean it up.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: No new proposal approved and one in review.
- b. Communication Committee: Nothing to report.
- c. Social/Activities Committee :
- d. Welcome Committee: No report.
- e. Reserve Committee: Reserves are adequate.

9. NEXT REGULAR MEETING: 5:00 p.m.set for April 10, 2024

10. EXECUTIVE SESSION: No Action Taken-what should I put here? Ask Lisa

11. ADJOURNMENT: The meeting adjourned at .