

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

Date: April 10, 2024

Time: 5:03 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, Monica Johnson, Matt Berry, Lisa Harding

Absent: Tom Swietlik, Matt Berry has his proxy

Manager: Jesse Chargualaf

2. MEMBER FORUM:

Tamara Oatman is present to discuss the short term rental. She is looking for an update on the legal process to shut down the short term rental.

Randal Sarosdy, Jim Mathews, Mellissa Mathews, Eric Collier, Ryan Pokorney present

3. Approval of Minutes: The minutes from the meeting March 6, 2024 were approved.

4. FINANCIAL REPORT

a. March 2024 financial statement was reviewed and discussed.

b. Review delinquent accounts in accordance with collection policy total A/R \$ 4,781.50

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

d. Board unanimously approved obtaining a workers comp insurance policy.

5. MANAGER'S REPORT

a. Jesse and Juan have dealt with numerous calls regarding tree and brush cleanup.

b. Jesse got 3 estimates to deal with clean up of common areas. The Board unanimously approved for Amigos Trees Service to do the work for \$19,850.

c. Board unanimously approved for Juan to remove dead branches by pool for \$150.00

d. Board reviewed and discussed the estimate to repair the tennis courts. It would require a loan and potentially an assessment of the HOA members. All would require a vote.

e. Jesse provided the Board with his schedule for his 20 hour work week.

f. As of now the board is willing to pay Juan his current rate. If he wants an increase the Board will seek other estimates.

g. Mellissa Mathews and Jesse planted flowers in the pots around the pool.

6. OLD BUSINESS:

a. Jessamine Hollow drainage project is in process.

b. 2023 financials will be reviewed by CPA.

- c. Board unanimously approved to have our HOA attorney file our updated ECC guidelines in deed records.
- d. Portal software service update was reviewed and discussed.

- 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. 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.

7. NEW BUSINESS:

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Two new proposal approved and one in review.
- b. Communication Committee: Updates to website were discussed.
- c. Social/Activities Committee : We have a new social committee chair.
- d. Welcome Committee: No report.
- e. Reserve Committee: Reserves are adequate.

9. NEXT REGULAR MEETING: 5:00 p.m.set for May 8, 2024

10. EXECUTIVE SESSION: No Action Taken

11. ADJOURNMENT: The meeting adjourned at 6:00