

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

**Date:** May 8, 2024

**Time:** 5:04 p.m.

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

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**1. CALL TO ORDER:** 5:00 p.m. Present at the meeting:

Directors: Jason Fischer: Presiding, Monica Johnson, Tom Swietlik

Absent: Matt Berry, Tom Swietlik, has his proxy

Lisa Harding, Monica Johnson has her proxy

Manager: Jesse Chargualaf

**2. MEMBER FORUM:**

Jim and Melissa Mathews are present for a pickleball update.

Judy Harrison is present to discuss her concerns about consistent dues increase.

Bill McDougald

**3. Approval of Minutes:** The minutes from the meeting April 10, 2024 were approved.

**4. FINANCIAL REPORT**

a. April 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. Jesse will get 3 estimates for fire mitigation areas behind Mt.Villa Cove, Lantana Hollow, and Balsam Hollow.

c. Jesse suggests the board have an emergency contact person. Jason is the CMHOA emergency contact.

d. Board unanimously approved for Jesse to purchase 2 lounge chairs and 2 umbrellas for both the pool and tennis court for the amount of \$750.00

**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 striping 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 :
- d. Welcome Committee: No report.
- e. Reserve Committee: Reserves are adequate.

**9. NEXT REGULAR MEETING:** 5:00 p.m., June 12, 2024

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

**11. ADJOURNMENT:** The meeting adjourned at 6:01