

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

Date: July 10,2024

Time: 5:04 p.m.

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

1. CALL TO ORDER: 5:05 p.m. Present at the meeting:

Directors: Lisa Harding - Presiding, Monica Johnson, Tom Swietlik

Absent: Matt Berry, Tom Swietlik, has his proxy

Jason Fischer, Monica Johnson has his proxy

Manager : Jesse Chargualaf

2. MEMBER FORUM:

Brian Levin was present to discuss the excess water coming into Jessamine Hollow. The city addressed the issue by improving the drainage at the end of the cul-de-sac. Brian does not think it addresses the problem. Water coming from Mountain Villa drains directly into properties on Jessamine Hollow. There is a hydrology report showing water coming onto properties and causing material damage. The city has not completed the project, but homeowner says the work being done is not going to solve the problem. Jason will follow up with Brain to discuss this issue.

Linda Horn was present to discuss her request to the Board to cut and remove the HOA street curb next to her driveway at 4801 Fern Hollow. She shared how hard it is to back out of her driveway. The Board will take her comments into consideration.

3. Approval of Minutes: The minutes from the meeting June 12, 2024, were approved.

4. FINANCIAL REPORT

a. June 2024 financial statement was reviewed and discussed.

b. Review delinquent accounts in accordance with collection policy total A/R \$ 2,327.50

5. MANAGER'S REPORT

a. Jesse will have Amigos begin wildfire mitigation project.

b. The Board unanimously approved Jesse to buy a printer drum from Amazon.

c. Jesse will get 2 estimates from Amigos regarding the Lookout Mountain Hackberry Trees. One estimate is for branch only trimming and the second estimate is for branch and tree cutting.

d. Jesse will check with Juan to see if he can trim a few trees on Mountain Villa Cove.

6. OLD BUSINESS:

a. Jessamine Hollow drainage project- Jason will reach out to homeowner.

- 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. We need to contract a new survey on Hood Hollow easement.

7. NEW BUSINESS:

- a. The Board unanimously approved for Lisa to contact our HOA attorney regarding Pickleball noise complaints.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: One proposal approved and three in review.
 - Board reviewed homeowner request to cut and remove HOA street curb at 4801 Fern Hollow in connection with their ECC proposal; request is denied.
- b. Communication Committee:
- 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 August 14, 2024

10. EXECUTIVE SESSION: No Action Taken

11. ADJOURNMENT: The meeting adjourned at 6:50