

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

**Date:** August 14 ,2024

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

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

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- 1. CALL TO ORDER:** 5:07 p.m. Present at the meeting:  
Directors: Jason Fischer: Presiding, Monica Johnson, Tom Swietlik, Lisa Harding, & Matt Berry
  
- 2. MEMBER FORUM:**  
Ryan Pokorney was present to observe the meeting.  
  
Linda Horn was present to discuss the denial of her request to cut the HOA's curb in front of her house.  
  
Angela Clark was present.
  
- 3. Approval of Minutes:** The minutes from the meeting July 10, 2024 were approved.
  
- 4. FINANCIAL REPORT:**
  - a. July 2024 financial statement was reviewed and discussed.
  - b. Review delinquent accounts in accordance with collection policy total A/R \$2,500.75
  
- 5. MANAGER'S REPORT:**
  - a. The Board unanimously approved Hill Country Pools to maintain the HOA Pool 2 times per week at a cost of \$1,142.04 per month.
  - b. The Board unanimously approved for Molly Maids to clean the clubhouse for \$200.00 and Morehands to clean the clubhouse for \$229.00.
  - c. The Board unanimously approved \$300.00 to Cougar Irrigation to find and fix a water leak.
  - d. The Board unanimously approved to purchase and install 2 cameras in the clubhouse.
  - e. The Board agreed to split the cost of the tree removal of two Hackberry trees in the Common Area with the homeowner of 5909 Lookout Mountain (as per the homeowner's request for removal) or in the alternative, pay \$1500 to trim the trees
  
- 6. OLD BUSINESS:**
  - a. Jessamine Hollow drainage project- the Board approved for Jason to purchase special dye and run an experiment to check the flow of water off Mountain Villa onto Jessamine Hollow as per conversations with homeowners regarding drainage issues.
  - 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. Jason will investigate obtaining a new contract to survey the Hood Hollow easement.

e. Portal Service Update was reviewed and discussed.

**7. NEW BUSINESS: None**

**8. COMMITTEE REPORTS:**

- a. Environmental Control Committee: Five proposals approved and three in review.
- b. Communication Committee: Website needs to be updated. Lisa is working on updates.
- c. Social/Activities Committee: HOA Summer Party was a success and well attended.
- d. Welcome Committee: No report.
- e. Reserve Committee: Reserves are adequate.

**9. NEXT REGULAR MEETING:** 5:00 p.m. set for September 11, 2024

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

**11. ADJOURNMENT:** The meeting adjourned at 7:22