

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

Date: October 9, 2024

Time: 5:00 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, Tom Swietlik, Lisa Harding, Matt Berry
Absent: Matt Berry- Tom Swietlik has his proxy.
2. **MEMBER FORUM:**
Steve Metcalf is present to discuss repairing the irrigation in the common area at 6033 Mt Bonnell and it will be billed to him.
3. **Approval of Minutes:** The minutes from the meeting September 11, 2024 were approved.
4. **FINANCIAL REPORT:**
 - a. September 2024 financial statement was reviewed and discussed.
 - b. Review delinquent accounts in accordance with collection policy total A/R \$ MATT ?
5. **MANAGER'S REPORT:**
 - a. Sharyn dealt with numerous questions from homeowners.
6. **OLD BUSINESS:**
 - a. Jessamine Hollow drainage project-reviewed and discussed. Jason purchased dye to determine the water flow. He will use it during the next rainfall.
 - b. 2023 Financial review was reviewed and discussed.
 - c. The new architectural Guidelines will be posted on our website.
 - d. Jason will discuss resale certificate fees with ATX.
 - e. Jason to contact civil company to survey the Hood Hollow Utility Easement.
7. **NEW BUSINESS:**
 - a. The Board unanimously approved for Steve Metcalf to repair the irrigation at his expense and will also incur all watering costs. He will also submit a letter relinquishing any ownership rights to the property.
 - b. The Board unanimously approved for Jason to order 2 smart plugs for the lamps in the clubhouse.
 - c. The short term rental at 4408 Jessamine Hollow was reviewed and discussed. Jason sent a notice of violation letter to the homeowner.
 - d. The Board unanimously approved the Galvalume roof installed at 4502 Knapp Hollow. There are other homes in the CMHOA that have Galvalume roof that sets precedence.
 - e. The Board unanimously approved to give Juan a one time bonus of \$3,000.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Two proposals approved, one in review.
- b. Communication Committee: No report
- c. Social/Activities Committee : No report.
- d. Welcome Committee: No report.
- e. Reserve Committee: Reserves are adequate.

9. NEXT REGULAR MEETING: 5:00 p.m.set for November 13, 2024

10. EXECUTIVE SESSION:

11. ADJOURNMENT: The meeting adjourned at 6:30