

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

Date: December 11, 2024

Time: 5:00 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: Jason Fischer: Presiding, Tom Swietlik, Matt Berry
Absent: Monica Johnson, Tom Swietlik has her proxy
CMHOA Manager-Sharyn Hyde
2. **MEMBER FORUM:**
No members present
3. **Approval of Minutes:** The minutes from the meeting November 13, 2024 were approved.
4. **FINANCIAL REPORT:**
 - a. November 2024 financial statement was reviewed and discussed.
 - b. Review delinquent accounts in accordance with collection policy total A/R \$ 7,794.36
Jason will ask Carla to mail a letter to delinquent homeowners.
Board unanimously voted for a dues increase to \$60.00.
Tom will communicate this increase to homeowners through AppFolio.
5. **MANAGER'S REPORT:**
 - a. Sharyn dealt with numerous questions from homeowners.
 - b. Sharyn is going to request a quote from 3 Amigos for brush/tree removal.
 - c. She is going to contact the city regarding brush pickup dates. There are large piles in the neighborhood that need to be picked up.
 - d. Some CMHOA bridge floorboards need to be replaced, ABC carpenter will be contacted for an estimate.
 - e. Sharyn is going to work with Carla on how help residents set up autopay.
 - f. Sharyn is going get certification on pool maintenance so that we can cancel our pool service contract.
6. **OLD BUSINESS:**
 - a. Jessamine Hollow drainage project-reviewed and discussed.
 - b. 2023 Financial review was reviewed and discussed.
 - c. Jason will discuss resale certificate fees with ATX.
 - d. Jason to contact civil company to survey the Hood Hollow Utility Easement.
 - e. Jessamine Hollow short term rental was discussed.
 - f. 5924 Lookout Mountain Dr was reviewed and discussed.
7. **NEW BUSINESS:**
 - a. Annual Meeting was discussed. Communication will be sent out in a timely manner.
 - b. Recruiting new members for board vacancies was discussed.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee: Three proposals approved
- 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 January 15, 2025

10. EXECUTIVE SESSION:

11. ADJOURNMENT: The meeting adjourned at 6:05