

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

**Date:** January 8, 2025

**Time:** 5:00 p.m.

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

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1. **CALL TO ORDER:** 5:05 p.m. Present at the meeting:  
Directors: Jason Fischer: Presiding, Tom Swietlik, Matt Berry, Monica Johnson  
CMHOA Manager-Sharyn Hyde
2. **MEMBER FORUM:**  
No members present
3. **Approval of Minutes:** The minutes from the meeting December 11, 2024 were approved.
4. **FINANCIAL REPORT:**
  - a. December 2024 financial statement was reviewed and discussed.
  - b. Review delinquent accounts in accordance with collection policy total A/R \$ 5951.00
5. **MANAGER'S REPORT:**
  - a. Sharyn dealt with numerous questions from homeowners.
  - b. Board unanimously approved for Amigos to remove some trees and brush. Estimate total is \$13,995
  - c. The Board unanimously approved an 8% increase in contracted amount to Juan for the next 12 months.
  - d. Some CMHOA bridge floorboards need to be replaced, Sharyn will coordinate with Juan to pick up floorboards and stain
  - e. Sharyn will continue to monitor the playground equipment to determine future repairs.
  - f. Sharyn will reach to the COA to schedule a pick up of existing brush piles in the neighborhood.
  - g. Sharyn will explore replacing pool furniture.
6. **OLD BUSINESS:**
  - a. Jessamine Hollow drainage project-reviewed and discussed.
  - b. 2023 Financial review was reviewed and discussed.
  - d. Jason to contact civil company to survey the Hood Hollow Utility Easement.
  - e. Jessamine Hollow short term rental was discusses.
  - f. 5924 Lookout Mountain Dr was reviewed and discussed.
7. **NEW BUSINESS:**
  - a. Annual Meeting was discussed.
  - b. We are in the process of collecting submissions for Board of Directors.
  - c. 2025 Budget in progress

**8. COMMITTEE REPORTS:**

- a. Environmental Control Committee: One proposals approved and one under 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 February 12, 2025**

**10. EXECUTIVE SESSION:**

**11. ADJOURNMENT:** The meeting adjourned at 6:06