

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

**Date:** February 12, 2025

**Time:** 5:04 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 January 8, 2024 were approved.
4. **FINANCIAL REPORT:**
  - a. January 2024 financial statement was reviewed and discussed.
  - b. Review delinquent accounts in accordance with collection policy total A/R \$ 4729.25
5. **MANAGER'S REPORT:**
  - a. Sharyn has dealt with numerous questions from homeowners.
  - b. Sharyn is working 20 hours per week, Tuesday - Friday.
  - c. The bridge repairs are in process.
  - d. Sharyn will be work on the annual meeting, sending emails and contacting neighbors.
  - e. Sharyn has asked Amigos to remove brush piles on Mt Bonnell.
6. **OLD BUSINESS:**
  - a. Jessamine Hollow drainage project-reviewed and discussed.  
Jason is setting up a call with the city for an update.
  - 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 discussed. Jason will send a letter to the homeowner.
  - f. 5924 Lookout Mountain Dr was reviewed and discussed.
  - g. Annual Budget was reviewed and discussed. Board unanimously approved the 2025 budget.
7. **NEW BUSINESS:**
  - a. Annual Meeting was discussed.
  - b. We are in the process of collecting submissions for Board of Directors.
  - c. The Board reviewed financial paperwork for the Austin Telco Federal Credit Union bank account and determined that Jesse Chargualaf and Bill Russo shall be removed as signers on the Cat Mountain Home Owners Association account ending in 2431. Jason Fischer, Tom Swietlik and George M Berry, Jr. shall be added as signers to this account on behalf of of the HOA.

- d. The Board considered President Jason Fisher's motion to resign and be appointed to fill the remaining board member term that was vacated by Lisa Harding. The Board unanimously approved the motion, accepted Jason Fischer's resignation and immediately appointed him to fill the remaining term vacated by Lisa Harding that expires in February 2026 at the Annual Meeting. The Board unanimously agreed that Jason Fischer will continue on as President until the officer elections at the 2025 Annual Meeting.
- e. The homeowner at 5824 Westslope Dr. had trees in then common area trimmed without submitting a request. The HOA had an arborist review the cutting and he submitted a report. The report indicates that the trees not properly pruned and may not survive.

**8. COMMITTEE REPORTS:**

- a. Environmental Control Committee: Two 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 March 12, 2025**

**10. EXECUTIVE SESSION:**

**11. ADJOURNMENT:** The meeting adjourned at 6:50