

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

**Date:** March 12, 2025

**Time:** 5:03 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  
Absent: Matt Berry-Tom Swietlik has his proxy  
CMHOA Manager-Sharyn Hyde present

**2. MEMBER FORUM:**

Chris Walker was present to observe.

**3. Approval of Minutes:** The minutes from the meeting February 12, 2025 were approved.

**4. FINANCIAL REPORT:**

- a. February 2025 financial statement was reviewed and discussed.
- b. Review delinquent accounts in accordance with collection policy total A/R \$ 4,396.25

**5. MANAGER'S REPORT:**

- a. Sharyn has dealt with numerous questions from homeowners.
- b. We currently have 74 ballots. Sharyn put out a sign to remind homeowners to turn in their ballots.
- c. Sharyn will reach out to the Fire Marshal to walk the common area and determine what needs to be done regarding fire mitigation.
- d. She will contact the city watershed department to pick up trees in creek beds.
- e. The board unanimously approved an new printer in the amount of \$150.00.
- f. Sharyn will send a letter regarding code violations for various homeowners.
- g. Sharyn will research outdoor tables and tennis court umbrellas.
- h. The board unanimously approved for Sharyn to purchase a new phone.

**6. OLD BUSINESS:**

- a. Jessamine Hollow drainage project was updated this week. Next step is to discuss timeline for phase 2
- 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 reach out to Connie regarding this issue.
- f. 5924 Lookout Mountain Dr was reviewed and discussed.

- g. Jason will talk to Connie regarding the homeowner who cut the trees in the common area on Westslope drive.

**7. NEW BUSINESS:**

**8. COMMITTEE REPORTS:**

- a. Environmental Control Committee: Four proposals approved and none 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 April 9, 2025**

**10. EXECUTIVE SESSION:**

**11. ADJOURNMENT:** The meeting adjourned at 6:25.