

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

Date: May 14, 2025

Time: 5:23 p.m.

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

1. CALL TO ORDER: 5:07 p.m.

Present

Directors: Tom Swietlik, Chris Walker, Alison Long

CMHOA Manager: Sharyn Hyde

Absent

Directors: Jason Fischer, Matt Berry

2. MEMBER FORUM:

None

3. Approval of Minutes: The minutes from the meeting May 14, 2025 were approved.

4. FINANCIAL REPORT:

- a. Waiting to hear about new rates from our current provider Philadelphia in mid-June. Most of our area falls into a high wildfire rating and there is a possibility we will need to find other insurance.
- b. Currently ahead of budget year-to-date, even after factoring in depreciation. This surplus will be added to our reserve fund.

5. MANAGER'S REPORT:

- a. Sharyn to informally figure out frequency watershed department can come and set a system (calendar reminder) to make a service request for them to clear out dead trees/brush
May 22nd is when Wildfire prevention department coming
- b. Sharyn to get the water spigot fixed - contact Cougar irrigation
- c. Sharyn to contact Connelly masonry company to look into retaining walls by the tennis court and Mt Bonnell
- d. Sharyn to get quotes for tennis court repair from Dobbs Tennis Courts repair
- e. Board approved purchase of pool cleaning robot
- f. Board approved the mahjong club (must have open invitation to all homeowners)
- g. Jason prepared for his deposition report for the ongoing STR lawsuit
- h. Westslope drive - Board decided to charge homeowner for the removal of the trees)

6. OLD BUSINESS:

a. Conclusion of Jessamine Hollow drainage project- city's portion of the drainage portion is complete (resolving this matter)

7. NEW BUSINESS:

8. COMMITTEE REPORTS:

- a. Environmental Control Committee:
 - approved 2 proposals; none in current review.
- b. Communication Committee: No report
- c. Social/Activities Committee : No report.
- d. Welcome Committee: No report.
- e. Reserve Committee: No report.

9. NEXT REGULAR MEETING: 5:00 June 11, 2025

10. EXECUTIVE SESSION:

11. ADJOURNMENT: The meeting adjourned at 6:22.