

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

Date: June 11, 2025

Time: 5:01 p.m.

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

- 1. CALL TO ORDER:** 5:01 p.m. Present at the meeting:
Directors: Jason Fischer: Presiding, Tom Swietlik, Matt Berry, Chris Walker
Absent: Alison Chen
CMHOA Manager-Sharyn Hyde present
- 2. MEMBER FORUM:**
Homeowner Dan Kraus and his wife Rochelle regarding unapproved exterior renovations and tree removal from common area property
- 3. APPROVAL OF MINUTES** The minutes from the meeting May 14, 20285 were approved.
- 4. FINANCIAL REPORT:**
- 5. MANAGER'S REPORT:**
 - a. Sharyn has dealt with numerous questions from homeowners.
 - b. Website needs updated with new Clubhouse Rental Form; Still shows \$100 rental fee
 - c. Sharyn met with the City of Austin Wildfire Prevention team, and we were given a good report. Focus this year will be to keep all trees, branches and other plan material at least 5-10 feet from the home to reduce the chance of wildfire.
 - d. Texas Forest Service offers a \$6000 grant to assist w/ defensible space for immediate zones (0-5 ft) and intermediate zones (5-30 ft). There should be now undergrowth, no tassels and leaves because these are considered kenneling. We have a 3 year plan for defensible space.
 - e. Register for STEAR (State of Texas Emergency Assistance Registry) - provides assistance to anyone needing help during emergency evacuation. Will put on website or send link to homeowners.
 - f. Retaining wall damaged by Ferguson truck is repaired. Next is Mt. Bonnell tennis court wall
 - g. Swimming pool robot is working great.
 - h. HVAC unit next to men's bathroom needs repaired. Clubhouse renters have complained.
 - i. Jason will finish sector work in the neighborhood, so areas are easily identified.
 - j. Several large trees have been downed after the recent rainstorm. Sharyn will schedule estimates for the removal of trees and debris.
- 6. OLD BUSINESS:**
 - a. Magdy tree violation discussed.
 - b. STR discussed. Moving for summary judgment. Sharyn had Business Records Affidavit notarized and returned to attorneys.
 - d. Jason to contact civil company to survey the Hood Hollow Utility Easement.
- 7. NEW BUSINESS:**
 - a. Board Member, Alison Chen, will be designing a new website for Cat Mountain Homeowners
 - b. Plan summer party and appoint social committee chairperson

- c. Commercial lines policy renewal

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: July 9, 2025 5:00 pm

10. EXECUTIVE SESSION:

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