



Dear NorthCat Villas Homeowners,

On behalf of your 2026 Board of Directors, we are delighted to introduce ourselves and share our vision for the upcoming year. As neighbors, we are deeply invested in the future of NorthCat Villas and are honored to serve this community.

**Meet Your 2026 Board:**

- **Mark Kunik**, President
- **Anick Jackson**, Vice-President
- **Hamed Abdalla**, Treasurer
- **Bronson Dorsey**, Secretary
- **Hannah Lu**, Director

We are also thrilled to announce that PS Management has assigned **Jordan Hernandez** as our dedicated Property Manager. Jordan brings years of experience and a reputation for high integrity to our community. We are confident his expertise will result in excellent service and responsive management for all homeowners.

**Our Commitment to You**

As your Board, we are committed to providing governance rooted in **fiduciary responsibility, transparency, and excellence**. Our goals for this term are focused on three pillars:

- **Financial Health:** We will budget wisely and build a robust reserve fund that is fiscally responsible and aligned with the high standards of our community.
- **Physical Beauty & Safety:** We aim to proactively maintain our property and launch new initiatives, such as a wildfire safety program (Thank you, Cathryn Dorsey and Angela McKee!), to protect our homes.
- **Community Connection:** We believe a community is strongest when it is connected. We look forward to hosting social activities and maintaining open, transparent lines of communication with you all.

**Next Steps**

Attached to this letter, please find the **newly approved Code of Conduct** and the **draft minutes** from our April 23rd Board meeting.

Soon, Jordan Hernandez will reach out with instructions on how to use the resident portal for billing and property management requests. While Jordan is your primary point of contact for day-to-day matters, please know that the Board is always here should you have concerns that require our attention.

We are optimistic about what we can achieve together to make North Cat Villa an even better place to call home.

Warmly,  
Mark Kunik  
President, NorthCat Villas HOA  
On behalf of the 2026 Board of Directors



North Cat Villas Homeowners Association, Inc.  
c/o PS Management  
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## **Board of Directors' Meeting**

**Date:** April 27, 2026

**Location:** John Gillum Branch Library

### **Board Members/Management In Attendance:**

- Hamed Abdalla
- Anick Jackson
- Mark Kunik
- Bronson Dorsey
- Hannah Lu
- Jordan Hernandez - PS Management

**Homeowners In Attendance:** Cathryn Dorsey and Mike Rafferty

**Call to Order:** The meeting was called to order at 6:00 p.m. and a quorum was established with four of five members present. Hannah Lu joined the meeting after quorum had been established.

**Homeowner Forum:** Cathryn Dorsey reported on the efforts on the Firewise Task Force including a resident survey to facilitate planning for potential evacuations, understanding First Responder responsibilities and coordinated actions during a fire evacuation, communicating individual homeowner responsibilities on their work in clearing tree debris and other potential hazards, and working on a meeting for the Northwest Hills Civic Association within the next six months.

**Terms of Office for New Board Members:** The Board reviewed the Nominating Committee's report from the most recent annual meeting, including specific references to the Term Limit Reset and Nominating Committee Selections and recommendations on terms of office, with recommendations of Mark Kunik serving a three-year term, Hannah Lu and Hamed Abdalla serving two-year terms, and Bronson Dorsey serving a one-year term. Anick Jackson confirmed to have one year remaining in her term. After discussion, Anick Jackson moved to accept the Committee's recommendations; Hamed Abdalla seconded the motion. The motion was unanimously approved.

### **Election of Officers:**

*President* - Bronson Dorsey nominated Mark Kunik as President; Anick Jackson seconded the nomination. The nomination was unanimously approved.

*Treasurer* – Bronson Dorsey nominated Hamed Abdalla as Vice-President; Mark Kunik seconded the nomination. After discussion, the nomination was amended to nomination Hamed Abdalla as Treasurer, which was unanimously approved.

*Vice-President* – Anick Jackson nominated herself as Vice-President; Mark Kunik seconded the nomination. The nomination was approved without objection.

*Secretary* – Bronson Dorsey nominated himself as Secretary; Hamed Abdalla seconded the nomination. The nomination was unanimously approved.

**Meeting Calendar:** The Board discussed setting a regular quarterly cadence, taking into mind the flow of certain key administrative elements including the annual meeting, budget preparation and approval, and annual billing, as well as potential changes to contracted vendors. After discussion, the Board settled on a frequency of the first Monday of the month for each quarterly meeting, with the next meeting being scheduled for July 13. Meetings will typically be in person at the Austin Public Library – John Gillum branch for convenience of the membership. Management was directed to send proposed quarterly dates for each Board member to verify against their calendars.

**Agenda Items for Next Board meeting:** The Board agreed to consider Committee formation and appointments to the Environmental Control Committee and ad hoc committees for Firewise and Social, as well as potential ratifications of new vendor contracts if approved between meetings.

**Executive Session:** The Board suspended the meeting into Executive Session to discuss vendor contract matters and delinquency matters. After discussion, Bronson Dorsey moved to conclude Executive Session at 7:35 pm; Anick Jackson seconded the motion. The motion was unanimously approved. Management was directed to solicit vendors to obtain bids for landscape maintenance, pool maintenance, and attorneys. A janitorial contract for the Pool House was not deemed warranted at the time, but management was directed to get a once-over cleaning of the pool furniture, deck, and shade structures. Management was further directed to request an updated management agreement with an expanded maintenance limit of \$1,500.

**Adjournment:** With no further business to discuss, Bronson Dorsey moved to adjourn the meeting; Anick Jackson seconded the motion. The meeting was adjourned at 7:44 pm.



**Board Policy**  
**Regarding Code of Conduct During**  
**Board of Directors' Meetings and**  
**Association Meetings**

**SUBJECT:** Adoption of a policy to govern member conduct during Association business meetings for the membership and Board of Directors.

**PURPOSE:** Ensure proper decorum by all persons present so that all meetings are professionally conducted and productive in nature, affording members a safe place to voice opinions, concerns, and contributions to Association business, as well as for Board members and contracted vendors to conduct the affairs of the Association in an atmosphere free of harassment or undue burden.

**AUTHORITY:** The Bylaws of NorthCat Villas Homeowners' Association, Inc., applicable sections of Chapter 209, Texas Property Code, and Chapter 22, Texas Business Organization Code.

**EFFECTIVE DATE:** April 28, 2026

**RESOLUTION:** The Board hereby adopts the following policy:

All NorthCat Villas Homeowners' Association meetings shall be conducted in accordance with the following principles:

- 1) Directors and homeowners must conduct themselves in a courteous, orderly, and respectful manner, and must respect the authority of the Chair at all times.
- 2) Per the Bylaws, the President (or the Vice-President) will chair Board Meetings and the Annual Meeting.
- 3) Members of the Board and Homeowners in attendance will speak only when recognized by the Chair.
- 4) The Chair may limit the time available for a particular issue or for a particular speaker as part of a meeting. The Chair may also order a speaker to stop speaking if they have exceeded their allotted time, or in the view of the Chair, are departing from the subject or repeating themselves.
- 5) A speaker may not be interrupted except by the Chair. However, a speaker may agree to allow another attendee to intervene. Attendees wishing to intervene may do so by raising their hand.

- 6) The Chair has the authority to order any meeting attendee whose behavior does not meet the standards specified to leave the room and to exclude him or her until the end of the meeting.
- 7) If any disturbance in the meeting threatens the orderly conduct of business, the chair may close, adjourn, or suspend the meeting for a specified period to allow order to be restored. If, in these circumstances, the Chair leaves the room after ordering that the disturbance stop, this will have the effect of suspending the meeting. The Chair may reconvene the meeting as soon as they consider it appropriate to do so.

**President's Certification:**

The undersigned, being the President of the NorthCat Villas Homeowners' Association, Inc., a Texas not-for-profit corporation, certifies that the foregoing Policy was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on April 27, 2026, and in witness thereof, the undersigned has subscribed their name.

NorthCat Villas Homeowners' Association  
A Texas not-for-profit corporation

By:



Its:

President