

COWELL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday, August 11, 2016
4498 Lawson Court, Concord, CA

MINUTES

Present: M. Weinmann; M. Buchanan; T. Wright; R. Ellenson; B. Collins; D. Glover

Also Present: P. Magee, Collins Management

1. **CALL TO ORDER - ROLL CALL/ADOPT AGENDA**
 - The meeting was called to order at 7:03 PM.
 - It was moved and seconded (M. Weinmann/R. Ellenson) to change the agenda order to put Playground Shade Structure Approval ahead of WCST 2017 Budget Approval.
2. **HOMEOWNERS OPEN FORUM**

There were no Homeowners in attendance.
3. **OLD BUSINESS**
 - **Playground Shade Structure.** It was moved and seconded (R. Ellenson/T. Wright) to approve the proposal by PD Play to install shades over the main playground for a cost not to exceed \$57,000. Motion carried.

R. Ellenson left the meeting at 7:57 pm.

4. **2017 WCST BUDGET APPROVAL.** It was moved and seconded (D. Glover/B. Collins) to revise the draft 2017 WCST budget to add \$2,402.33 to payroll tax expense, and approve the WCST 2017 budget for \$165,378.51. Motion carried.
5. **NEW BUSINESS**
 - **2017 Budget Discussion/Development.** The Board reviewed and revised the draft 2017 budget, which will be approved at the August 25 meeting.
 - **2017 Reserve Study Review.** The Board reviewed and revised the draft 2017 Reserve Study update, which will be approved at the August 25 meeting.
6. **BY-LAWS REVISION DRAFT APROVAL**
 - It was moved and seconded (M. Weinmann/B. Collins) to approve the revised By-Laws and ballot as drafted by the law firm of Berding/Weil LLP and to mail it to all Homeowners along with the ballot for the election of Directors. Motion carried.
7. **MOTION TO ADJOURN**
 - It was moved and seconded (D. Glover/B. Collins) to adjourn to Executive Session at 9:54 pm. Motion carried. In this Executive Session the Board discussed a legal issue.

BOARD CERTIFICATION

I, Donna J Glover CHOA SECRETARY
Director's Name Office Held

of the Cowell Homeowners' Association do hereby certify that the foregoing is a true and correct copy of the Minutes of the Cowell Homeowners' Association Board of Directors Meeting held on August 11, 2016 as approved by the attending directors.

Donna J Glover
Signature

9/17/16
Date