

COWELL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 16, 2014

MINUTES

Present: M. Weinmann; S. Cardoza; T. Wright; T. Peterson; M. Buchanan; R. Peterson, D. Glover

Also Present: D. Byrne and J. York, Collins Management

1. CALL TO ORDER at 8:00 pm following the reconvened Annual Meeting.

2. SELECTION OF OFFICERS.

A motion was made and seconded (T.Peterson/Buchanan) to have Mark Weinmann serve as President. Motion carried unanimously.

A motion was made and seconded (T.Peterson/R.Peterson) to have Marc Buchanan serve as Vice President. Motion carried unanimously.

A motion was made and seconded (T.Peterson/R.Peterson) to have Tim Wright serve as Treasurer. Motion carried unanimously.

A motion was made and seconded (T.Peterson/R.Peterson) to have Salinda Cardoza serve as Secretary. Motion carried unanimously.

A motion was made and seconded (Buchanan/R.Peterson) to have Todd Peterson serve as the chairman of the Landscape Committee. Motion carried. (T. Peterson abstained)

A motion was made and seconded (Buchanan/R.Peterson) to have Salinda Cardoza serve as the Architectural Committee Chairperson. Motion carried.

Donna Glover volunteered to serve as the WCST liaison.

3. APPROVAL OF MINUTES.

It was moved and seconded (Wright/Cardoza) to accept the Executive Session Minutes of September 25, 2014, and the Regular Meeting Minutes of September 25, 2014, as written. Motion carried unanimously.

4.0 MANAGEMENT REPORT

4.1 Clubhouse Report. The clubhouse staff will soon start setting up the haunted house. So the clubhouse will be closed from 10/18 to 10/27. The onsite manager asked if she could use the clubhouse for a couple of hours on 10/28/14. The Board consented.

a. Activities Committee. Oktoberfest was held on 10/12/14 from 3 to 6pm. The next event will be the Winter Holiday Celebration.

4.2 Lease Approvals. It was moved and seconded (Cardoza/Wright) to approve the lease for 4420 Black Walnut. Motion carried unanimously.

4.3 2014 Reserve Projects.

a. West Pool. A motion was made and seconded (T.Peterson/R.Peterson) to table the project at the West Pool until next year. Motion carried unanimously.

b. Preschool Bathrooms. Bids have been obtained from Schryer/Thompson, LHI, and Carrasco. Dencol ultimately did not submit a bid.

4.4 Delinquent Accounts. The onsite manager identified three accounts where late fees are being added to fines. She also suggested that accounts 791804 and 791786 be written off. Both were lender foreclosures in 2010. It was moved and seconded (Wright/T.Peterson) to write off the following:

81864	\$38 (late fees)
81044	\$28.50 (late fees)
81234	\$47.50 (late fees)
791804	\$1,817
791786	\$1,657.92

For a total of \$3,588.92. Motion carried unanimously.

5.0 OLD BUSINESS

5.1 4480 Camstock – Fallen Tree. The homeowners have responded but did not sign the settlement agreement. The board agreed to have the attorney write a follow up letter.

5.2 Holiday/Lights Contest. The Board agreed to seek volunteer homeowners to judge the contest. The announcement will be in the next Signal.

6. OFFICER REPORTS & DIRECTOR COMMENTS

6.1 Treasurer’s Report. T. Wright reported that the balance sheet, income and expense report, and the bank reconciliation reports have been reviewed and appear to be accurate.

6.2. Director Comments. S. Cardoza stated that a photo contest should be held. She also thinks that the lights in the clubhouse should be dim-able. She asked for the notes taken during the meeting on ADA. Lastly, she asked that security patrol the south slope “bike park” more often.

M. Buchanan asked if the training session talked about last month could be scheduled. A board orientation session will be held on November 13, 2014 at 7 pm in the business office. Management to notify R. Peterson.

6.3 President’s Report. M. Weinmann deferred any further comments.

7. COMMITTEE REPORTS

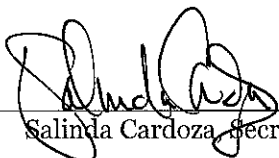
7.1 Architectural Committee. S. Cardoza reported that the committee moved their meeting in November to the 19th. The updated guidelines will be emailed to the Board

7.2 Business Process Review & Redesign Committee. T. Peterson reported that the committee is “on hold” indefinitely.

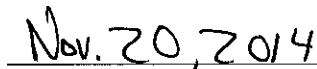
7.3 Landscaping Committee. T. Peterson reported that the committee didn’t meet and there is no report

7.4 Swim Team Liaison. There was no report.

VIII. ADJOURNMENT was at 9:07pm to.



Salinda Cardoza, Secretary



Date