

COWELL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday, April 26, 2018
4498 Lawson Court, Concord, CA

MINUTES

Present: M. Weinmann; B. Collins; T Peterson; M Kopp; R. Ellenson

Absent: D. Glover

Also Present: P. Magee and S. Sulyma, Collins Management

1. **EXECUTIVE SESSION** at 6:45 PM. In this Executive Session, the Board conducted a Hearing with a Homeowner in attendance and discussed a potential legal issue.
2. **CALL TO ORDER - ROLL CALL/ADOPT AGENDA** at 7:09 PM. It was moved and seconded (M. Weinmann/T. Peterson) to approve the agenda as presented. Motion carried.
3. **MANAGEMENT REPORT.** The Board reviewed the Management Report.
4. **HOMEOWNERS OPEN FORUM**
There were Two Homeowners in attendance. Bill Agnew thanked Todd Peterson for the work that was done on the triangle in back of the dog park, and asked about the possibility of installing bocce ball courts and approving pickle ball. Stephanie Weinmann spoke about pictures of children that had been posted on Facebook.
5. **APPROVAL OF MINUTES**
 - It was moved and seconded (M. Weinmann/T. Peterson) to approve the March 22, 2018 Open and Executive Session Minutes and the April 9 and April 10 Executive Session Minutes. Motion carried.
 - It was moved and seconded (M. Weinmann/M. Kopp) to approve the March 8, 2018 Executive Session Minutes. Motion carried. R. Ellenson and T. Peterson abstained.
6. **RECREATION REPORTS**
 - **Tennis and Clubhouse Reports**
 - **Clubhouse Report.** The Board reviewed the Clubhouse report as prepared by Clubhouse Supervisor Stephen Sulyma.
 - **Tennis Report.** Tennis Coach Thor Schreck reported that there is only one USTA team playing this season and only one scheduled for the summer season right now.
7. **COMMITTEE REPORTS**
 - **Activities Committee**
 - **Report.** The Board reviewed the Spring Festival Report, showing attendance at 498.
 - **Concert on the Belt.** The Board reviewed the report as prepared by M. Weinmann. Budget is \$3,000 and will be held June 30 from 6-8pm on the greenbelt in back of the Main pool.
 - **Architectural.**
 - **Minutes.** The Board reviewed the Minutes of March 15, 2018.
 - **WCST.**
 - **Report.** The Board reviewed the WCST report as prepared by Committee Chair M. Kopp. There were a total of 70 swimmers in the just concluded Spring Clinic, and 132 swimmers registered so far for the season.
 - **Landscape.**
 - **East Pool Landscaping Proposal.** It was moved and seconded (T. Peterson/M. Weinmann) to approve the proposal from Landscape Care to landscape the areas around the under-renovation East Pool for \$8,295. Motion carried.

- **Tree Trimming Proposal.** It was moved and seconded (T. Peterson/M. Weinmann) to approve the proposal from Traverso Tree Care to trim 6 ash trees and remove 1 for \$4,750. Motion carried.
- **Eucalyptus Testing.** The Board instructed Management to get the cost to test the central greenbelt eucalyptus trees with a resistograph.
- **Communications.**
 - **Report.** The Board reviewed the Communications Committee report.
 - **Second Quarterly Regional HOA Meeting Update.** The Manager reported that selected Board members from all of the surrounding HOAs will attend the second quarterly meeting on June 27. An agenda is being developed.
- **Facilities.**
 - **East Pool Update.** The Manager reported that the East Pool reconstruction is on target for a grand re-opening date of May 26.
 - **Pavers in Front of the Gate Proposals.** There was no motion to approve installing pavers in front of the East Pool gate.
- **Rules.** No Report.
- **Safety and Security.**
 - The Board reviewed the draft Minutes from the March 20, 2018 meeting.
- **Scout Liaison**
 - No Report.

8. TREASURER'S REPORT

- **Treasurer's Report.** The Board reviewed the draft March 2018 Financials.
- **Delinquency Report.** The Board reviewed the Delinquency Report.
- **Lien Approval.** There were no new Liens to approve.
- **Collectability Profile Approval.** There were no new Collectability Profiles to approve.
- **Small Claims Approvals.** There were no new Small Claims to approve.

9. NEW BUSINESS

- **Reserve Study Proposal.** It was moved and seconded (M. Weinmann/B. Collins) to approve the proposal from Reserve Analysis Consulting to perform an on-site inspection and study for \$2,600. Motion carried.
- **Clubhouse Decorating.** The Board discussed the pros and cons of painting and redecorating the Clubhouse interior. No motion was made.
- **BBQ Grill Purchase.** It was moved and seconded (B. Collins/M. Weinmann) to purchase an 8-burner propane gas grill for use at CHOA events for \$700. Motion carried.
- **Clubhouse WiFi Upgrade.** It was moved and seconded (M. Weinmann/R. Ellenson) to purchase an upgraded wifi router and extender for a cost not to exceed \$600 and to upgrade internet service from 10 to 55 mps for an additional ten dollars per month. Motion carried. M. Kopp opposed. T. Peterson abstained.
- **Policy on Posting Events Pictures on Social Media.** The Board noted that pictures from our events were showing up on social media that the Association does not control. As the Association has no control over these sites it will be up to individuals to request that their pictures be removed.

10. GOOD OF THE ORDER

- **Address Homeowner Issues Raised in Forum.**
- **Directors' Comments**
 - R. Ellenson. Appreciates that this meeting proceeded on time.
 - M. Weinmann. Had lunch with City Council Member Tim McGallian. District elections are coming up and Tim would like to host a Town Hall here in 1-2 months. He said that action from the City's Traffic Safety and Calming program is based on citizen's requests.
 - D. Glover. Absent.
 - T. Peterson. Appreciates that this meeting proceeded on time.
 - M. Kopp. The city failed to sweep the streets on the South Side last Monday.
- **President's Report.** New GM Rhiannon Harris starts May 14 and will train with Pat Magee for about 2 weeks. The next regional HOA meeting is set for June 27.

11. INFORMATIONAL/ANNOUNCEMENTS

- Task List, Map, Calendar, New Tenants Forms, all in the packet.

12. MOTION TO ADJOURN. It was moved and seconded (M. Weinmann /T. Peterson) to adjourn to Executive Session at 9:13 pm. Motion carried. In this Executive Session, the Board discussed the earlier Hearing with the Homeowner, voted to assess Fines for continued violations and reviewed employee matters.

BOARD CERTIFICATION

I, Donna Glover 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 April 26, 2018 as approved by the attending directors.

Signature

Date