

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

MINUTES

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

Absent: M Kopp; D. Glover

Also Present: R. Harris, CCAM of 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 7:02 PM. It was moved and seconded (T.Peterson/M. Weinmann) to approve the agenda as presented. Motion carried.
3. **MANAGEMENT REPORT.** The Board reviewed the Management Report.
4. **HOMEOWNERS OPEN FORUM**
There were four homeowners who brought concerns to the Boards attention. Homeowner Stephanie Weinmann would like the Architectural Committee to take a look at the approved color palette for painting within the association. She feels the colors are a bit dated and some older colors should be discontinued. Homeowner Rich Peterson requested the wording describing his conversation with the Board be removed and replaced with different language from the September 2017 Board Meeting minutes. Mr. Peterson brought out photos that did not pertain to association business and was asked to put them away. Homeowner Krish Shah brought concerns to the Board regarding previous experiences with Management and prior Board regarding damage to his swimming pool which he states was caused by an associations tree roots several years ago. Homeowner George Filmore brought concerns regarding the sprinklers and water usage on the greenbelt. Homeowner would like to see more drought tolerant planting throughout the association. Homeowner also suggested the Board look into earthquake coverage for the association.
5. **APPROVAL OF MINUTES**
 - It was moved and seconded (M. Weinmann/B. Collins) to approve the June 28, 2018 Open and Executive Session Minutes as amended.
6. **RECREATION REPORTS**
 - **Tennis and Clubhouse Reports**
 - **Clubhouse Report.** The Board reviewed the Clubhouse report as prepared by Clubhouse Supervisor Stephen Sulyma. Clubhouse hours will go back to regular hours once school is back in session.
 - **Tennis Report.** Nothing to report at this time.
7. **COMMITTEE REPORTS**
 - **Activities Committee**
 - **Report.** D. Glover's activities report was provided for the Boards review. R. Harris went over the highlights in the report.
 - **Final Report for Concert on the Belt.** M. Weinmann provided an overview of the event. Very good feedback from homeowners, looking forward to continuing this event yearly.
 - **Architectural.**
 - **Minutes:** The Board reviewed the Minutes of June 19, 2018.
 - **Hock Maple Application:** M.Weinmann brought to the Boards attention an application the Architectural Committee approved for a gazebo. The plans have sense changed and the homeowner is to be sent a cease and desist letter.

- **WCST.**
 - **Report.** No report provided this month.
 - **Minutes:** The Board reviewed the Minutes of June 10, 2018.
- **Landscape.**
 - **Report:** No report provided this month.
 - **City of Concord Contract:** T. Peterson provided a copy of the city contract that will be executed for the Ayers/Turtle Creek Rd. renovation project. B. Collins signed the contract at the meeting.
- **Communications.**
 - **Report:** The Board reviewed the Communications Committee report. It was recommended by the liaison, R. Ellenson to cancel Neon Pig due to lack of response with ongoing matters.
- **Facilities.**
 - **Report:** Report was provided and reviewed by the Board.
- **Rules.**
 - **Rules Booklet Update:** Amendment to the Rules booklet for no smoking on the greenbelt was tabled for approval. Management was directed to include this in the annual mailer for 2018.
- **Safety and Security.**
 - The Board reviewed the draft Minutes from the July 17, 2018 meeting. B. Collins provided an update for the Wildfire Seminar, scheduled for October 14, 2018. Neighboring HOA leaders will be invited to attend.
- **Scout Liaison**
 - No Report.

8. TREASURER’S REPORT

- **Treasurer’s Report.** June Financials were included in the Board packet for the Boards review.
- **Delinquency Report.** The Board reviewed the Delinquency Report in Executive Session.
- **Lien Approval.** There were no new Liens to approve.

9. NEW BUSINESS

- **WCST Fall Clinic Proposal:** It was MSC (M.Weinmann/T.Peterson) to approve the Fall Clinic for \$2,859.00.
- **Preschool Playground Structure Discussion:** Management was requested to contact the private inspection company to determine what “checklist” they go by when inspecting the playground before the Board can make the determination on removing the structure since the State inspection found nothing to be wrong with the structure during their inspection.
- **Pool Service Contract Proposals:** Pool Contract seems to be working out for now. Board decided to table any contract reviews to a later date if needed.

10. GOOD OF THE ORDER

- **Directors’ Comments**
 - R. Ellenson: A lot of people attended the concert on the greenbelt. Great job.
 - M. Weinmann: Thanked Stephen and Rec Staff for all of their help with the concert.
 - D. Glover: Absent
 - T. Peterson: No comments.
 - M. Kopp: Absent
 - President’s Report: Townhall is officially scheduled for Sunday, August 19, 2018 with five (5) candidates. A power point template will be done by R. Ellenson.

11. INFORMATIONAL/ANNOUNCEMENTS

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

- 12. MOTION TO ADJOURN.** It was moved and seconded (B. Collins /M.Weinmann) to adjourn to Executive Session at 8:38 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 July 26, 2018 as approved by the attending directors.

Signature

Date