

COWELL HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Thursday, January 24, 2019  
4498 Lawson Court, Concord, CA

**MINUTES**

**Present:** M. Weinmann; T Peterson; R. Ellenson; D. Glover; D. Stelter; M. Buchanan; B. Collins

**Also Present:** R. Harris, CCAM and S. Sulyma of Collins Management

**1. EXECUTIVE SESSION**

At 6:47 PM The Executive Session was called to order by the Board President.

**2. CALL TO ORDER - ROLL CALL/ADOPT AGENDA**

At 7:13 PM the Board meeting was called to order. It was MSC to approve the agenda. Motion carried.

**3. HOMEOWNERS OPEN FORUM**

Several homeowner's brought concerns to the Board's attention regarding the recent rumors of pickleball within the HOA. Some homeowners were opposed while others were not. The Board was asked to do a survey in the community. Another homeowner in attendance requested the Safety & Security Committee look into traffic control within the HOA. It was asked of the Board to start looking into remodeling/updating the Clubhouse to make it more modern.

**4. MANAGEMENT REPORT**

The Board reviewed the Management Report.

**5. APPROVAL OF MINUTES**

- o It was **MSC** to approve the October 25, 2018, November 15, 2018, and December 6, 2018, meeting minutes with amendments. One abstention. Motion Carried.
- o It was **MSC** to approve the January 14, 2019 meeting minutes. Motion carried.

**6. RECREATION/COMMITTEE REPORTS**

The Board reviewed all of the recreation and committee reports provided in the Board packet.

**7. FINANCIAL REVIEW**

• **Treasurer's Report**

The December 31, 2018, financials were included in the Board packet for the Board's review. CHOA Treasurer will be doing a year end variance report as well as working with the CHOA CPA to start the YE Audit.

• **Delinquency Report**

The Board reviewed the Delinquency Report in Executive Session.

• **Lien Approval**

No liens to approve in this meeting.

**8. NEW BUSINESS**

- The WCST PayPal request was tabled to the February Board meeting. WCST Chair and Management to provide the process for income vs outgoing expenses/reimbursement's through PayPal.
- It was **MSC** to deny approval of the library structure. Management was instructed to send a letter to the homeowner requesting the structure be removed immediately as it was not approved prior to installation and does not go with the look and feel of the community. Motion carried.
- A copy of the 2018 survey was provided to the Board for informational purposes. The survey report will be posted online for homeowners to view.
- Management was asked to look into the cost for solar in the clubhouse.
- Management was asked to look at the cost to have a portable pickleball court for a 6-month trial in court five.
- Family movies night was tabled until further notice.

**9. INFORMATIONAL/ANNOUNCEMENTS**

Map, Calendar, New Tenants Forms, all in the packet.

**10. MOTION TO ADJOURN**

It was **MSC** to adjourn to Executive Session at 9:30 PM.

**11. EXECUSTIVE SESSION SUMMARY**

The Board held an Executive Session to discuss disciplinary hearings that resulted in fines to homeowners in violation. Formation of contracts for new vendors and legal matters.

**BOARD CERTIFICATION**

I, Rich Ellenson 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 January 24, 2019, as approved by the attending directors.

  
\_\_\_\_\_  
Signature

4/26/19  
\_\_\_\_\_  
Date