

COWELL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday, March 28, 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 6:51 PM the Executive Session was called to order by the Board President.

2. CALL TO ORDER - ROLL CALL/ADOPT AGENDA

At 7:02 PM the Board meeting was called to order. It was **MSC** to approve the agenda. Motion carried.

3. HOMEOWNERS OPEN FORUM

A Homeowner in attendance brought concerns to the Board related to the exclusive use of the HOA main swimming pool to WCST and that no vote was ever taken. Homeowners brought concerns of multiple homes in the HOA that need to be looked at and addressed due to their poor condition. It was also said that the Walnut Country website does not show minutes for the WCST Committee meetings.

4. MANAGEMENT REPORT

The Board reviewed the Management Report.

5. APPROVAL OF MINUTES

It was **MSC** to approve the February 28, 2019 regular and executive meeting minutes.

6. RECREATION/COMMITTEE REPORTS

The Board reviewed all of the recreation and committee reports provided in the Board packet. The Tennis Liaison brought a concern to the Board regarding one of the tennis captains not providing their team rosters or collecting the \$40 fee for non-residents who are on the tennis team. Management was directed to take the lead to get the matter resolved. While reviewing the Architectural minutes Management was asked to begin drafting a port-a-potty policy for the Board to review.

7. FINANCIAL REVIEW

- **Treasurer's Report**

- The February 28, 2019, financials were included in the Board packet and accepted by the Board.

- **Delinquency Report**

- The Board reviewed the Delinquency Report in Executive Session.

- **Lien Approval**

- No liens to approve in this meeting.

8. NEW BUSINESS

- It was **MSC** to adopt the updated Rule of No Smoking or Vaping on the greenbelt.
- It was **MSC** to approve Trax Trex to disc the open space behind the N. Larwin homes NTE \$3,995.00.
- It was **MSC** to approve Current Electric to install an outlet near the basketball/tennis courts and for Landscape Care to be present during trenching for a cost NTE \$3,394.00
- Management was asked to obtain bids for sunshades for the Eastside playground.

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 7:56 PM.

11. EXECUSTIVE SESSION SUMMARY

The Board held an Executive Session to discuss disciplinary hearings, formation of contracts for new vendors, personnel 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 March 28, 2019, as approved by the attending directors.

Rich Ellenson
 Signature

4/26/19
 Date