

**COWELL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

Thursday, August 22, 2019 7:00 PM
4498 Lawson Court, Concord, CA. 94521

**** PLEASE NOTE HOMEOWNERS CANNOT SPEAK AFTER HOMEOWNER'S FORUM
ONCE BOARD BUSINESS BEGINS****

Executive Session Hearings

Call to Order – Roll Call/Adopt Agenda

Homeowner's Open Forum (3 Minutes per Speaker)- The Open Meeting Act allows Boards of Directors to establish reasonable time limits for the Open Forum and for speakers to address the Board. [Civ. Code §4925, §5000 (b).] Members are limited to 3 minutes per member. Once Open Forum is closed members have a right to observe the conduct of the Boards business but they do not have a right to participate in the meetings unless recognized by the Board.

Approval of Minutes

- Regular and Executive Session July 2, 2019
- Executive Session July 16, 2019
- Executive Session July 23, 2019
- Regular and Executive Session July 25, 2019
- Executive Session July 30, 2019

Recreational/Committee Reports

Financial Review

- The July 31, 2019 Financials for Board approval
- Resolution to Record Lien Approval (if needed)
- Aged Account Receivable Annual Scrub
- 2020 Reserve Study Approval
- 2020 CHOA Budget Approval

New Business/Action & Discussion Items

- CHOA Side Pools Closure Date
- Proposed Main Pool Site Plans and Layout Approval

Legal

Conference with legal counsel to discuss, deliberate and/or vote upon matters related to the litigation filed by Walnut Country Swim Team against Cowell Homeowners Association including but not limited to:

1. Complaint and Responsive Pleadings
 - a. WCST Standing Issues
 - b. Open Meeting Act Allegations
 - c. Ballot Measure
 - d. WCST Duties
 - e. Financial Control Measures
 - f. WCST N. Washmera Violation of Financial Control Measures
2. Formation of Litigation Committee
3. Tentative Ruling on WCST's Motion for Preliminary Injunction
4. Discovery and Retention of Experts
5. Mediation and Preparation for Mediation
6. Member Concerns Regarding Access to Pool
7. Delay of Pool Reconstruction Project
8. Attorney Fees Resulting from WCST Litigation
9. Member Concerns: Other

Motion to Adjourn- The next monthly Board Meeting will be held on September 26, 2019.

Executive Session- Please note: This meeting is closed to the membership per Civil Code §4935.

The Board may adjourn to Executive Session to discuss legal issues, contract formation, disciplinary hearings, personnel issues, payments plans and collections or foreclosures.

Recording devices are not allowed in meetings of the Board of Directors nor any Standing Committee.