

**COWELL HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING**  
Thursday, October 24, 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 Board's business but they do not have a right to participate in the meetings unless recognized by the Board.

**Approval of Minutes**

- Annual, Regular and Executive Session September 26, 2019

**Recreational/Committee Reports**

**Financial Review**

- The September 30, 2019 Financials for Board approval
- Resolution to Record Lien Approval (if needed)

**New Business/Action & Discussion Items**

- Possible Appointment of Open Seats for the Board of Directors
- Announcement of Board approved new management company: Common Interest Management Services

**Legal**

Matters related to the litigation filed by Walnut Country Swim Team against Cowell Homeowners Association including but not limited to:

1. Mediation

**Motion to Adjourn-** The next monthly Board Meeting will be held on December 5, 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.***