

Notice of Meeting
of the
Cowell Homeowners Association, Inc.
Board of Directors
on
January 23rd, 2020 at 7:00pm
located at the
Cowell HOA Business Office
4498 Lawson Ct, Concord CA

The Board will be meeting in Executive session at 6:00pm to discuss litigation, contract formation, member discipline, personnel issues, payments plans and collections or foreclosures. As a reminder, Executive Session meetings are closed to the membership per Civil Code §4935 due to the sensitive nature of the items discussed.

Board Meeting Agenda

- I. **Call to Order**
- II. **Homeowner's Open Forum (3 minutes per speaker)**
- III. **Approval of Minutes**
 - a. Regular and Executive Session Minutes from December 5th, 2019
- IV. **Committee Reports**
 - a. Architectural Committee Report
- V. **Financials**
 - a. Treasurer's Report
 - b. Financials as of December 31st, 2019
 - c. Record Lien Approval (if needed)
- VI. **New Business/Action & Discussion Items**
 - a. Officer Positions
 - b. Delegations
 - c. SB 323 – New Election Law and Election Rules
 - d. Association Committees
 - i. Architectural Committee Personnel Discussion
 - ii. Landscape Committee
 - e. Late Fee Waiver Requests
 - f. Shared Common Area Fence Reimbursement Request
 - g. 2020 Pool Schedule and Pool Renovation Update/Discussion
 - h. Communications Editorial Policy (Kiosks, Bulletin Boards, *Signal*, and Website)
 - i. 2020 Census & Walnut Country Swim Team
 - i. Tennis Court Issues/Maintenance
 - j. Pickleball Lighting Update
 - k. Outdoor Exercise Center/Equipment Discussion (time permitting)
- VII. **Adjournment**

The Board will be meeting in Executive session at 6:00pm to discuss litigation, contract formation, member discipline, personnel issues, payments plans and collections or foreclosures, including the following items:

- a. Violation Fine Waiver Requests
- b. Smartwebs Contract
- c. Business Office Phone System/Phone Contract
- d. Clubhouse Rec Director Position
- e. Clubhouse Employee Discussion
- f. Common Interest Management Rental Tracking Option