

COWELL HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Thursday, October 24, 2019  
CHOA Clubhouse

**MINUTES**

**Present:** M. Kindorf; M. Cannon; E. Baluta; B.Beckon; R.D'Lima

**Also Present:** Linda Kinsey of Collins Management

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

At 7:01 PM the Board meeting was called to order. It was **MSC** to approve the agenda.

**2. MESSAGE FROM THE PRESIDENT**

M. Kindorf opened with an apology for his omission to thank Mark B for his service on the previous board. He will publish his apology and thank you in the next Signal.

**3. HOMEOWNERS OPEN FORUM**

Homeowners in attendance brought the following concerns and comments to the Boards attention: Why wasn't the homeowners involved in the selection of the new Management Company. Homeowners thanked the board for their good work in getting the issues under control. Homeowner spoke about her previous board experience and her desire to fill one of the open positions. Discussion continued around the selection process. Homeowner asked that no children should be allowed at the board meeting. Homeowners eluded to secret meetings versus execution session meeting and discussion around the lawsuit.

**4. Committee Updates**

Ad-hoc rules; add house numbers

**5. APPROVAL OF MINUTES**

It was **MSC** to approve the September 26<sup>th</sup>, 2019 regular session as amended.  
It was **MSC** to approve the September 26<sup>th</sup>, 2019 executive session minutes.

**6. COMMITTEE REPORTS**

None

**7. FINANCIAL REVIEW**

• **Treasurer's Report**

The September 30, 2019, financials were included in the Board packet and accepted by the Board. It was **MSC** to approve the financial statements dated September 30, 2019.

- E. Baluta provided an update to the Board regarding the new 2019 Financial review requirement for California.
- Noted a large variance in the pool supplies budget but wanted to do more research to resolve overage issue.

**8. NEW BUSINESS/ACTION & DISCUSSION ITEMS**

- The Board worked on developing a new process for the selection of two open director positions.
- It was **MSC** to approve the new director selection process was approved.

**9. DIRECTOR COMMENTS**

Mike K gave an update on the mediation conference that was held on October 23, 2019. The judge over the case highly recommended for the two sides to come to an agreement and not let this go to trial. He assured the homeowners in attendance that the attorney would prepare a summary document outlining the resolution which will be sent to the homeowners when the judge completed his review of the resolution.

**10. MOTION TO ADJOURN**

It was **MSC** to adjourn to regular Session at 9:06 PM.

**11. EXECUTIVE SESSION SUMMARY**

The Board met in Executive Session on September 26<sup>th</sup>, 2019 to discuss ongoing litigation and

homeowner discipline.

The Board met in Executive Session on October 2<sup>nd</sup>, 2019 to discuss ongoing litigation and contracts.

The Board met in Executive Session on October 7<sup>th</sup>, 2019 to discuss ongoing litigation and contracts.

The Board met in Executive Session on October 15<sup>th</sup>, 2019 to discuss ongoing litigation and contracts.

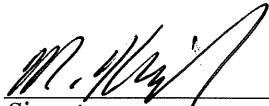
The Board met in Executive Session on October 15<sup>th</sup>, 2019 via teleconference to discuss ongoing litigation and contracts.

The Board met in Executive Session on October 23<sup>rd</sup>, 2019 to discuss ongoing litigation and to attend a mediation session.

**BOARD CERTIFICATION**

I, MIKE KINDORF                      PRESIDENT  
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 October 24, 2019 as approved by the attending directors.

                      23 JAN 24 2020  
Signature                      Date