

Notice of Meeting
of the
Cowell Homeowners Association, Inc.
Board of Directors

on
June 25th, 2020 at 7:00pm
via video/teleconference

Due to the Coronavirus/COVID-19 concerns and governmental “shelter in place” orders, this meeting will be held via teleconference. Any homeowner who wish to join the meeting to observe the business conducted may email the General Manager at businessoffice@walnutcountry.com or call 925-687-9961 for call-in instructions no later than 3:00pm on the day of the meeting. The conference call number will not be posted in any public location, but is available to any Member upon request.

We will do our best to accommodate comments during the meeting’s Open Forum, but may be limited by unforeseen technical or other conference call issues.

The Board will be meeting in Executive session at 6:00 pm 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**
- III. **Approval of Minutes**
 - a. Minutes from the May 28th, 2020 Board of Directors meeting
- IV. **Reports**
 - a. Architectural Committee Report
 - b. General Manager's Report
- V. **Financials**
 - a. Treasurer's Report
 - b. Delinquent Accounts/Record Lien Approval (if needed)
 - c. Financials as of May 2020
- VI. **New Business/Action & Discussion Items**
 - a. 2020 Board Election
 - i. Inspector of Elections
 - b. Memorial Bench Plaque Request
 - c. Main Pool Remodel/Repairs Project
 - d. Lot Rental Policy
 - e. Coronavirus/COVID-19 Discussion (If Needed)
- VII. **Standing Items**
 - a. Rental Requests
 - b. Association Committees
 - i. Architectural Committee Charter
 - c. Late Fee Waiver Requests
- VIII. **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 but not limited to the following items:

- a. Association Employees
- b. Proposals for common area maintenance and/or repairs
- c. Third-party contracts
- d. Homeowner Discipline