

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

on
July 23rd, 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 as only Members of the Association are permitted to attend, but is available to any Member upon request.

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 June 25th, 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 June 2020
- VI. **New Business/Action & Discussion Items**
 - a. 2021 Reserve Study
 - b. Reserve Account CD Rollover Investments Discussion
 - c. *Signal* Distribution Discussion
 - d. Main Pool Remodel/Repairs Project Discussion
 - e. Coronavirus/COVID-19 Discussion
 - i. Mask Signage Throughout Common Areas
- VII. **Standing Items**
 - a. Rental Requests
 - b. Association Committees
 - c. Late Fee Waiver Requests
- VIII. **Adjournment**

The Board will be meeting in Executive session at 6:00pm to discuss legal issues, contract formation, member discipline, personnel issues, payment plans and collections or foreclosures, including but not limited to the following items:

- a. Payment Plans
- b. Association Employees
- c. Third-party contracts
- d. Homeowner Discipline
- e. Legal Issues