

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

*on*  
**October 22<sup>nd</sup>, 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. We will utilize the Zoom app, and homeowners can join via the Zoom software on any computer, iOS, or Android device. Homeowners are also able to call in using a phone by dialing the number below. Comments during the Open Forum will be taken in real time from those joining via Zoom directly. If you are unable to join via Zoom but would like to submit a comment for the Board, please email it to [businessoffice@walnutcountry.com](mailto:businessoffice@walnutcountry.com) no later than 3:00pm on the day of the meeting.*

*The Board will be meeting in Executive session on Monday, October 19<sup>th</sup>, 2020 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.*

**If Joining Using Zoom (App or Software)**

*Zoom Link: <https://zoom.us/j/95193432247>*

*Passcode: 979626*

**If Joining by Phone**

*Phone: 669-900-9128*

*Meeting ID: 951 9343 2247*

*Passcode: 979626*

# Board Meeting Agenda

- I. Call to Order**
- II. Homeowner's Open Forum**
- III. Approval of Minutes**
  - a. Minutes from the September 24<sup>th</sup>, 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 September, 2020
- VI. New Business/Action & Discussion Items**
  - a. IRS Revenue Ruling 70-604 Resolution
  - b. Appoint Officer Positions
  - c. 2020 Pool Schedule
  - d. Main Pool Repairs/Remodel Project Updates
  - e. Tennis Court Windscreen Discussion
  - f. Preschool Repairs/Upgrades
  - g. Vendor Proposal Policy Discussion
  - h. Tree Trimming/Maintenance Policy Discussion
  - i. Pickleball Court Discussion
  - j. Food Donation/Collection Discussion
- VII. Standing Items**
  - a. Rental Requests
  - b. Association Committees
  - c. Late Fee Waiver Requests
- VIII. Good of the Order – Director Comments**
- IX. Adjournment**