

COWELL HOMEOWNERS ASSOCIATION, INC.

Open Session Board of Directors Meeting • Thursday, April 22nd, 2021

BOARD MEETING MINUTES

Board Members Present	Mike Kindorf	President
	Edward Baluta	Treasurer
	Brian Beckon	Secretary
	Rebecca D'Lima	Director at Large
	Ken Dixon	Director at Large
	George Fulmore	Director at Large

Others in Attendance Bill Mazza of Common Interest Management Services

Meeting Location Teleconference

CALL TO ORDER

The meeting was called to order at 7:01pm. It was determined that a quorum was present.

HOMEOWNER'S OPEN FORUM

The Homeowner's Open Forum was held for those in attendance.

APPROVAL OF MINUTES

A motion was made and seconded to approve the minutes from the March 25th, 2021 Board of Directors meeting. **The motion carried unanimously.**

COMMITTEE REPORTS

Committee Chairman Dixon provided the Board with an update from the April Architectural Committee meeting, including an announcement that the Committee had received an application proposing the installation of a Tesla Solar Roof. Director Dixon indicated that the Committee was spending significant time and energy looking into Solar Roofs given the uniqueness of their appearance. Director Dixon also notified the Board of a newly updated *Exterior Paint Colors Policy* that was approved at the April Committee meeting.

The Board was given the General Manager's report detailing ongoing projects and any noteworthy property updates.

TREASURER'S REPORT & FINANCIAL REVIEW

Item: Treasurer's Report

Director Baluta provided the Treasurer's Report to the Board.

Item: 2020 Financial Statements and Audit

The Board reviewed the 2020 Financial Statements and Audit as provided by the Association's CPA. A motion was made and seconded to accept the Financial Statements and Audit as presented. **The motion carried unanimously.**

The Board directed management to obtain additional information from the Accountant regarding their Note 4, which was detailed in the audit. Management also informed the Board that this package would be mailed out to all homeowners as required by law.

Item: Notice to Delinquent Owners

A motion was made and seconded to approve sending a letter to all delinquent owners (excepting those already in collections) reminding them that they are carrying a balance and providing information for how to easily make a one-time payment, with a Not to Exceed (NTE) of \$300.00. **The motion carried unanimously.**

Item: Financials as of March 31st, 2021

The Board received and reviewed the Association's financials dated March 31st, 2021.

NEW BUSINESS / ACTION & DISCUSSION ITEMS

Item: AB 3182 (Rental Restrictions) Discussion

The Board discussed AB 3182 and its impact on the Association, as well as a legal opinion provided by Berding & Weil. The Association's CC&Rs prohibit rental periods shorter than 6 months, which is in conflict with AB 3182's requirements. The Board understands that AB 3182 requires that the Association permit rentals with a minimum 30 day lease, and that by law the 6 month requirement found in the Association's CC&Rs is unenforceable per the new Assembly Bill. The Board indicated that it will endeavor to enact a Rule change as soon as is reasonably possible, as it may be looking into a major Rules revision project later this year.

Item: Main Playground Basketball Court Discussion

The Board reviewed several complaints received from residents reporting individuals playing at the main basketball courts and using foul language, playing music at an excessive level, leaving trash behind, not consistently wearing masks around others, and playing full-contact basketball games with no social distancing.

After a lengthy discussion and a consideration of all information available, a motion was made and seconded to delegate approval authority to Directors D'Lima and Fulmore to create and install permanent signs around the main basketball court and playground area reminding residents of the Association's common area rules. **The motion carried unanimously.**

Item: Firehouse Door Repair

A motion was made and seconded to approve proposal #W21029 from BTC Bob Tedrick Construction to repair the Firehouse door in the amount of \$1,410.00. **The motion carried unanimously.**

Item: Homeowner Vendor Recommendation List

The Board discussed the possibility of the Association maintaining a list of vendors that residents recommend or have had good experiences with. The Board directed management to solicit suggestions from homeowners of vendors they have used and been happy with and to maintain a record at the Business Office. This will in no way be considered a list of Association recommended vendors, but rather a list by residents, for residents, of vendors who they believe have done a satisfactory job.

Item: Lower Tennis Court East Side Key Fob Entry System

The Board discussed the possibility of installing an additional key fob reader at the east entrance to the lower tennis courts, by the practice board, since the new permanent Pickleball courts will be located near that entrance. A motion was made and seconded to approve the following proposals to install a new key fob reader and entry system at the lower tennis courts east entrance:

- Proposal from Current Electric to change over electrical system at light pole C-25 from 250-volt to 120-volt and equip with a 120 volt power supply box cabinet in the amount of \$1,702.45
- Proposal from GO Securities to install a proximity card reader, electric strike, and DoorKing tracker board and enclosure at the east lower court entrance in the amount of \$3,670.00

The motion carried unanimously.

Item: 2021 USTA Summer Schedule

The Board discussed the potential 2021 USTA summer schedule and its impact on the tennis courts during the month of June, when the lower tennis courts are expected to be closed for the Pickleball reconfiguration project. A motion was made and seconded to prohibit any USTA play on the Association tennis courts during the month of June while the lower tennis courts are closed for resurfacing. **The motion carried unanimously.**

Item: Pool Furniture

The Board reviewed a proposal for ordering replacement pool furniture for all Association pools. This item was tabled and no action taken due to the uncertainty of the pool operations and scheduling caused by COVID. The Board also confirmed that, due to county requirements, no Association furniture will be provided on the pool deck when the pools open in May, and owners will need to bring their own furniture if so desired.

STANDING ITEMS

Item: Rental Requests

No action was taken at this time.

Item: Association Committees

No action was taken at this time.

Item: Late Fee Waiver Requests

No action was taken at this time.

Item: 2021 Reserve Projects Discussion

The Board reviewed proposed, pending, and ongoing reserve projects for 2021, and updates were provided on their respective statuses. The Board requested that this report be broken out first by status, then location.

Item: Good of the Order / Director's Comments

The Good of the Order / Director's Comments portion of the meeting was held for those in attendance.

MOTION TO ADJOURN

There being no further business and no objections, a motion was unanimously carried to adjourn the meeting at 9:45pm.

EXECUTIVE SESSION SUMMARY

Per Civil Code § 4935(e), any matter which was discussed in Executive Session must be generally noted in the minutes of the immediately following open Board meeting.

The Board of Directors met in Executive Session on April 8th, 2021 and discussed the Association's landscape maintenance contract.

The Board of Directors met in Executive Session on April 22nd, 2021 and discussed a legal opinion from the Association's attorney regarding common area pesticide application notice requirements, and discussed three lots that were previously called to hearings but remain in violation of the Governing Documents.

BOARD CERTIFICATION

I do hereby certify that the foregoing is a true and correct copy of the Minutes of the Cowell Homeowners Association Board of Directors meeting as approved by the attending Directors.

M. HINDERT

Director's Name

[Handwritten Signature]

Signature

NEALD PRESIDENT

Office / Position

02 JUN 2021

Date