

COWELL HOMEOWNERS ASSOCIATION, INC.

Open Session Board of Directors Meeting • Thursday, December 2nd, 2021

BOARD MEETING MINUTES

Board Members Present	Mike Kindorf Mike Cannon Edward Baluta Rebecca D’Lima Ken Dixon	President Vice-President Treasurer Director at Large 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 7:02pm. 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 October 28th, 2021 Board of Directors meeting. **The motion carried.** Director Baluta abstained as he was not present for this October meeting.

COMMITTEE REPORTS

Committee Chair Dixon provided the Board with an update from the November Architectural Committee meeting. Committee Chair D’Lima provided the Board with an update for the succulent garden/pathway project the Landscape Committee is currently discussing. The Board was also given the General Manager’s report detailing ongoing projects and any noteworthy property updates.

TREASURER’S REPORT & FINANCIAL REVIEW

Item: Treasurer’s Report

The Treasurer’s Report was provided to the Board.

Item: Financials as of October 31st, 2021

The Board received and reviewed the Association’s financials dated October 31st, 2021

NEW BUSINESS / ACTION & DISCUSSION ITEMS

Item: Main Pool Schedule

A motion was made and seconded to close the Main Pool on December 31st, 2021. The motion did not carry.

A motion was made and seconded to close the Main Pool on December 16th, 2021. **The motion carried unanimously.**

Item: 2022 Reserve Transfers

The Board discussed a recent change in Civil Code that requires written Board approval for any bank transfer greater than \$10,000. The Association’s monthly reserve transfer (which moves money from the operating account when monthly assessment payments are deposited to the separate reserve account, in accordance with the Association’s annual budget) exceeds this \$10,000 threshold.

A motion was made and seconded to approve all upcoming monthly reserve transfers in the amount of

\$30,090 for the 2022 fiscal year. **The motion carried unanimously.**

Item: Architectural Application Appeal – 4408 Sugarland Ct

The owner of 4408 Sugarland Ct appealed their application for a new mailbox that was denied by the Architectural Committee at their November meeting. After review and a consideration of all information available, a motion was made and seconded to approve this owner's appealed Architectural Application.

The motion carried. Director Baluta opposed.

Item: Facebook / Social Media Discussion

The Board discussed a Facebook group titled "Walnut Country (The Crossings)", currently administered by Mr. Mark Weinmann. After a consideration of options available, a motion was made and seconded to send a letter to Mr. Weinmann requesting that he turn over administrative privileges of this Facebook group to the Association. **The motion carried unanimously.**

A motion was made and seconded to rescind any express or implied authority or permission for Mark Weinmann to act as an administrator or moderator for any social media platform, page, or group representing itself as the Association, or that may otherwise appear to be acting on behalf of or affiliated with the Association in any way. **The motion carried unanimously.**

Director Cannon left at this point in the meeting.

Item: Central Water Storage Tank Repairs

A motion was made and seconded to approve the proposal from International Tank & Pipe Co. to re-align the wood staves, replace galvanized nails with stainless steel nails, and repair the water meter register board anchor at the central greenbelt water storage tank in the amount of \$10,880.00. **The motion carried unanimously.** This item will be paid from reserves.

Item: Central Greenbelt Concrete Walkway Project

The Board reviewed a proposed scope of work for a 2022 central greenbelt walkway project as proposed by management. The Board approved the following scope and directed management to begin obtaining bids for this project:

- Central Greenbelt concrete area deemed Phase I of a three-phase concrete repair project, estimated to be completed over the next three years (2022-2024)
- For Phase I, repair of concrete (including trip hazards and slick surface areas) to include all pathways located between Marsh Elder Ct and Stiped Maple Ct
- Replacement of existing metal posts at the end of each cul-de-sac within Phase I with updated black metal posts
- Addition of two new concrete walkways from Oakbrook Ct to the upper tennis court lift gate entrances so that lights may be replaced even during the rainy season

Management will begin obtaining bids utilizing this approved scope of work.

Item: Preschool Door & Storage Closet Repairs

As required by the new Preschool Lease Agreement, a licensed General Contractor inspected the Preschool building and recommended several upgrades and repairs for the building entry doors (including handles) and the exterior storage and shed doors.

A motion was made and seconded to approve proposal #W21083-1 from Bob Tedrick Construction to repair the Preschool building and storage doors as recommended following an initial inspection by a General Contractor in the amount of \$8,854.64. **The motion carried unanimously.** This item will be paid from reserves.

Item: Lower Tennis Practice Court Fence Repairs

This item was tabled. The Board would like to discuss this project again once the Central Greenbelt concrete walkway project has been completed.

Item: Main Playground Decomposed Granite Pathway Project

This item was tabled. The Board would like to discuss this project again once the Central Greenbelt concrete walkway project has been completed.

Item: Dog Park Decomposed Granite Project

The Board reviewed a proposal for the installation of approximately 5,600 square feet of decomposed granite near the entrance for the Dog Park. The intent of this proposal is twofold – first, to reduce turf and thereby irrigation costs, and second, to provide a cleaner, more stable area for dog owners to congregate.

A motion was made and seconded to approve proposal #SMP(e)-13017 from Mike McCall Landscape in the amount of \$36,414.00 to remove approximately 5,600 square feet of turf and replace it with gold stabilized decomposed granite. **The motion carried unanimously.** This item will be paid from reserves.

Item: Dog Park Shed Installation Project

This item was tabled. The Board would like to discuss this again once the decomposed granite project has been completed.

Item: Pickleball Clinics

The Board discussed the possibility of providing Pickleball clinics to residents. The Board directed management to obtain more information for a further discussion at the next meeting, and to request homeowner feedback in the next *Signal*.

STANDING ITEMS

Item: Rental Requests

A motion was made and seconded to approve the following rental requests:

- 4401 Weeping Spruce Ct
- 4477 River Ash Ct

The motion carried unanimously.

Item: Association Committees

No action taken.

Item: Late Fee Waiver Requests

No action taken.

Item: 2021 Reserve Projects Discussion

The Board reviewed proposed, pending, and ongoing reserve projects for 2021, and updates were provided on their respective statuses.

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 9:47pm.

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 December 2nd, 2021 and discussed homeowner discipline, including two Lots which had already been called to hearings yet remained in violation. The Board resolved to resume monthly fines in the amount of \$100 for these Lots effective January 1, 2022 and directed management to draft a letter informing these owners that continued non-compliance would leave the Board no choice but to engage the Association's attorney and take legal action as the last remaining means of enforcement available.

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. KINDORT

Director's Name

M. Kindort

Signature

BOARD PRESIDENT

Office / Position

2.22.2022

Date