

COWELL HOMEOWNERS ASSOCIATION, INC.

Open Session Board of Directors Meeting • Thursday, February 24th, 2022

BOARD MEETING MINUTES

Board Members Present	Mike Kindorf	President
	Edward Baluta	Treasurer
	Rebecca D'Lima	Director at Large
	Ken Dixon	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 7:03pm. 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 January 27th, 2022 Board of Directors meeting. **The motion carried unanimously.**

COMMITTEE REPORTS

Committee Chair Dixon provided the Board with an update from the February Architectural Committee meeting. The Board was also given the General Manager's report detailing ongoing projects and any noteworthy property updates.

The Board reviewed an ultrasonic light pole inspection report from Horizon Lighting for all common area light poles.

TREASURER'S REPORT & FINANCIAL REVIEW

Item: Treasurer's Report

The Treasurer's Report was provided to the Board.

Item: Financials as of January 31st, 2022

The Board received and reviewed the Association's financials dated January 31st, 2022.

NEW BUSINESS / ACTION & DISCUSSION ITEMS

Item: North Slope Disking

A motion was made and seconded to approve proposal #848 from TraxTrax Inc. for disking of the North Slope open space in the amount of \$4,235.00. **The motion carried unanimously.** This work is scheduled for Monday, May 9th.

Item: AB-3182 (Rental Restrictions) CC&R Amendment

The Board reviewed a proposal from the Association's legal counsel, Berding & Weil, to draft a CC&R amendment that will bring the Association's governing documents into compliance with AB-3182. AB-1584 now permits the Board to approve this CC&R amendment in open meeting after a member comment period, rather than requiring a vote of the membership.

A motion was made and seconded to authorize Berding & Weil to draft a CC&R amendment for AB-3182 compliance with a Not To Exceed (NTE) of \$2,500.00. **The motion carried unanimously.**

Item: 2022 Common Area Grass/Watering Discussion

The Board discussed its preferences and expectations for watering and the condition of the common area grass going into 2022, considering the increasingly dry or drought-like conditions and the rising cost of water.

The Board directed management to instruct the landscape company that the goal for 2022 is to reduce water use to a reasonable degree and allow the grass to lightly brown, so long as the grass is recoverable and not permanently damaged. The Board would also like to minimize the use of district water and emphasize the use of well water in the central greenbelt area, meaning the eastern and western portions of the greenbelt may dry out more than the central area, which is irrigated using a combination of well and district water. The Board also asked the Architectural Committee Chairman to instruct the Committee members that, during inspections, the Association's maintenance standards for homeowner lawns should not exceed those approved by the Board for the common area grass, unless the Association is told by a government entity that it must cut water use further.

Item: Main Playground Bench Replacement

The Board reviewed several proposals for replacing the benches at the main playground. The Board directed management to obtain additional information regarding the estimated lifespan and repairability of the proposed replacement benches. The Board would also like to consider reducing the number of benches in the playground area from four to three. This item will be revisited at the regular March Board meeting.

Item: 2022 Tree Trimming

Following a meeting with the Association's arborist, Arbor Vision has provided a revised proposal for 2022 tree trimming and maintenance.

A motion was made and seconded to approve proposal #348817 from Arbor Vision in the amount of \$79,503.00 for recommended Common Area tree trimming and maintenance for 2022. **The motion carried unanimously.**

The Board instructed management to schedule this annual tree work into two separate jobs over the course of the year, contingent upon there being no difference in cost.

Item: 2022 Tree Health Care

The Board reviewed several proposals from Arbor Vision for recommended tree health care. A motion was made and seconded to approve the following proposals from Arbor Vision:

- Proposal #337886 in the amount of \$2,131.00 for an oak revitalization program for the heritage Valley Oak at the end of Adelia Ct
- Proposal #337889 in the amount of \$4,930.00 for an oak revitalization program for 3 Coast Live Oaks and 14 Cork Oaks throughout the greenbelt

The motion carried unanimously.

Item: Dog Park Shed

The Board discussed the installation of a small storage shed at the dog park, now that the decomposed granite project is complete. The Board directed management to obtain pricing on several different shed options and sizes, to be reviewed at the March meeting.

Item: Clubhouse Reopening Discussion

The Board discussed the possibility of reopening the Clubhouse, now that certain COVID-19 restrictions are being lifted. The Board directed management to set a target date of Monday, May 2nd to reopen the clubhouse to the membership pending no other significant changes in COVID policy, and to begin the

hiring process as well as readying the building for the public.

Item: Gym Entrance Project

The Board reviewed several proposals for modifying the entrance to the Clubhouse gym so that the exterior gym door can be accessed from outside the gated Main Pool area. A motion was made and seconded to approve the proposal from GO Securities to install a key fob entry system at the exterior gym door in the amount of \$5,037.00. **The motion carried unanimously.**

The Board directed management to check with the Walnut Country Swim Team to confirm that this proposed entrance modification would not interfere with Swim Team events or practices in any way. The Board also directed management to obtain information about installing an additional security camera inside the gym.

Item: Preschool Grass Removal & Artificial Turf Install

A motion was made and seconded to approve proposal #226 in the amount of \$7,638.00 from Mike McCall Landscape to replace approximately 350 square feet of grass in back of the preschool with artificial turf. **The motion carried unanimously.**

The Board directed management to obtain additional safety and material information for the artificial turf so that it may be forwarded to the Walnut Country Preschool Director for review.

Item: Clubhouse Entry Bridge and Post Footings Repairs

At the January meeting, the Board approved a proposal for replacing the damaged entry bridge post footings, but requested that a structural engineer confirm no other bridge components were in need of repair or replacement. The Board reviewed feedback from the structural engineer and directed management to move forward with replacing the entry bridge post footings at this time.

Item: South Slope Fescue Removal Project

The Board reviewed a proposed project from Mike McCall Landscape to remove the fescue grasses on the South Slope (along S. Larwin Ave) and to replace it with river rock, wind-resistant bark, and low-water use trees. The Board confirmed it approves of this plan and asked McCall to move forward with providing a proposal for consideration, which will be broken up by controller.

Item: West Pool Acid Wash

At the previous meeting, the Board approved a proposal from Sun Pointe Services to perform an acid wash of the west pool, but also instructed management to confirm with the pool vendor if a replaster might be a more effective next step. Sun Pointe confirmed that a replaster would be better suited to addressing the issues with stains at the west pool. After reviewing this information, the Board directed management to hold off on any work at the west pool, and to revisit this discussion after the 2022 swim season.

STANDING ITEMS

Item: Rental Requests

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

- 4484 Sweet Shrub Ct
- 4461 Pinon Ct
- 4406 Weeping Spruce Ct

The motion carried unanimously.

Item: Association Committees

No action taken.

Item: Late Fee Waiver Requests

No action taken.

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 9:38pm.

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 February 24th, 2022 and discussed personnel issues, including staffing options job descriptions should the Clubhouse reopen within the next few months.

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

BOARD PRESIDENT

Office / Position

M. Kindort

Signature

29 MAR 2022

Date