

COWELL HOMEOWNERS ASSOCIATION, INC.

Annual Meeting of the Members • Thursday, September 22nd, 2022

ANNUAL MEETING MINUTES

Board Members Present	Mike Kindorf Edward Baluta Brian Beckon Rebecca D’Lima Ken Dixon	President Treasurer Secretary Director at Large Director at Large
Board Members Absent	Mike Cannon Jason Moore	Vice-President 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 6:32pm. Per Article 4.6.4 of the Association’s Bylaws, there is no quorum requirement for Member attendance at any meeting of the Members held for the purpose of tabulating ballots.

ANNOUNCE BOARD ELECTION ACCLAMATION RESULTS

This year, three Board of Directors seats were up for election. As only three nominations were received, per the Association’s Bylaws this is deemed an election by acclamation and the three nominees will assume the seats at the first Board meeting following the Annual Meeting of the Members.

The following members are hereby deemed elected to the Board of Directors for a two-year term:

- Michael Kindorf (incumbent)
- Jason Moore (incumbent)
- Sandeep Singh

IRS REVENUE RULING 70-604 RESOLUTION

A quorum was not present as required by the Bylaws for a vote of the Membership. The IRS Revenue Ruling 70-604 will instead be discussed by the Board at the upcoming Open Meeting immediately following this Annual Meeting.

BOARD REPORT

The Board of Directors provided a report to those in attendance highlighting its accomplishments and achievements since the 2021 Annual Meeting of the Members, including new Board and Architectural Committee Policies, a major repair project for the Clubhouse decks, replacement of about 8,100 square feet of greenbelt walkways, the addition of a key fob entry system to the Clubhouse gym, the ongoing side pool pump room rehabilitation project, upgrades to the central well system, and the removal of fescue grass along the South Slope, being replaced with trees and river rock.

HOMEOWNER’S OPEN FORUM

The Homeowner’s Open Forum 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 6:45pm.

BOARD CERTIFICATION

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

M. KINDOLF

Director's Name

M. Kindolf

Signature

BOARD PRESIDENT

Office / Position

31 OCT 2022

Date