

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

on
December 1st, 2022 at 7:00pm
via video/teleconference

Due to the ongoing Coronavirus/COVID-19 concerns, 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 need assistance accessing the meeting via Zoom, contact the General Manager at 925-687-9961, or use the “If Joining by Phone” option below to join the meeting using a standard telephone or cell phone.

The Board will be meeting in Executive session on October 27th, 2022 at 6:00 pm to discuss legal issues, contract formation, member discipline, personnel and employee 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. Homeowner's Open Forum**
- II. Approval of Minutes**
 - a. Minutes from the October 27th, 2022 Board Meeting
- III. Reports**
 - a. Committee/GM Reports
 - b. Activities Committee November Minutes and Fall Festival Recap
- IV. Financials**
 - a. Treasurer's Report & Delinquent Accounts/Record Lien Approval (if needed)
 - b. Review Financials as of October 2022
- V. New Business/Action & Discussion Items**
 - a. Central Water Tank Booster Pumps (Vendor Joining @ 7:45pm for presentation)
 - b. Common Area Light Fixtures
 - c. Greenbelt Stage / Platform Discussion
 - d. 2023 Tree Care
 - e. Reimbursement Request: 4418 Corkwood Ct
 - f. Cul-De-Sac Bollards / Posts
 - g. Clubhouse Gym / Pool Hours
 - h. Cowell Rd Park Strip Maintenance
 - i. Main Playground Benches
 - j. Clubhouse Lounge Furniture
 - k. 2023 Reserve Projects
- VI. Standing Items**
 - a. Rental Requests
 - b. Association Committees
 - c. Late Fee Waiver Requests
 - d. In-Person Meetings
- VII. Good of the Order – Director Comments**

The Board will be meeting in Executive session at 6:00pm to discuss potential legal action, contract formation, member discipline, personnel issues, payment plans and collections or foreclosures, including but not limited to the following items:

- a. Hiring new Clubhouse employee
- b. WCST 2023 lease agreement renewal
- c. Preschool rent reduction request