

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

*on*  
**January 26<sup>th</sup>, 2023 at 7:00pm**  
*via video/teleconference*

*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 the same day 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 December 1<sup>st</sup>, 2022 Board Meeting
  - b. Minutes from the January 4<sup>th</sup>, 2023 Board Meeting
- III. Reports**
  - a. Committee/GM Reports
  - b. 2023 Board Election Timeline
- IV. Financials**
  - a. Treasurer's Report & Delinquent Accounts/Record Lien Approval (if needed)
  - b. Review Financials as of December 2022
- V. New Business/Action & Discussion Items**
  - a. Walnut Country Swim Team 2023 Proposed Schedule
  - b. HOA Membership Survey
  - c. Heritage Valley Oak Tree (Adelia Ct) Health Update
  - d. Third Party Clubhouse Reservation Policy and Request
  - e. 2023 Spring Festival
  - f. Central Water Tank Booster Pumps
  - g. Common Area Tree Damage Policy
  - h. Cul-De-Sac Bollards/Posts
  - i. Memorial & Commemorative Item Request Policy
  - j. East Pool Playground Discussion
  - k. Clubhouse Dance Classes Discussion
  - l. 2024 Reserve Study Proposal
- VI. Standing Items**
  - a. Rental Requests
  - b. Association Committees
    - i. Activities Committee Membership Application
  - c. Late Fee Waiver Requests
  - d. In-Person Meetings – Resuming in March
- 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. Homeowner discipline – ongoing landscaping violation