

COWELL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 27, 2014

MINUTES

Present: T. Wright; M. Buchanan; M. Weinmann; B. Lee; T. Peterson; R. Peterson; S. Cardoza

Also Present: D. Byrne and J. York, Collins Management

1. CALL TO ORDER. The meeting was called to order at 7:12pm following an Executive Session.

2. OPEN FORUM/GUESTS:

Dan Olshansky left his planting plan for review by the Landscaping Committee.

The owner of 4480 Camstock Ct. explained that a pine tree fell over on his property. The tree was very close to the property line but in 1991 he was given permission to build a fence on association property that made it look like the tree was on his property. Mr. Fassett asked that bill to remove the tree and stump be split between himself and the association.

A homeowner reported there was an accident resulting in a vehicle on the south slope near River Ash Ct.

A homeowner asked permission to use the main pool on Wednesdays from 3pm to 4pm.

A resident asked if he needed permission to sell curb addresses in the development. He was referred to the City of Concord.

3. APPROVAL OF MINUTES.

It was moved and seconded (Buchanan/R.Peterson) to accept the Regular Meeting Minutes of February 27, 2014 (with a minor change made to the original) and the Executive Session Minutes of February 27, 2014. Motion carried.

4. MANAGEMENT REPORT

1. Clubhouse Report. Andy Steinberg was present and answered any questions the board had about his monthly report. M. Weinmann reported that Paul Collins forwarded to him an email from a resident that was very complimentary of Andy.

a. Truss Repair. It was moved and seconded (Lee/Wright) to approve the quote from Carrasco Construction for \$4,973.52. Motion carried.

2. Lease Approvals. There were no leases at this time.

3. 2014 Reserve Projects.

a. West Pool Concrete Replacement. Todd Peterson provided an outline of the project and questions for potential construction management firms. Management will use that document to find qualified interested companies.

b. Tennis Court Fencing. Management was asked to obtain another quote for this project.

c. Sidewalk Repairs. It was moved and seconded (Lee/Cardoza) to approve the proposal from Precision Concrete Cutting for \$5,467. Reserve Funds. Motion carried.

d. South Slope Well. It was moved and seconded (T.Peterson/Wright) to approve the proposal from Martells to replace the pump for \$2,152. Motion carried.

e. **Sidewalk on Ayers Rd.** The board felt that the bid from Schryer/Thompson was too open ended and asked that additional all inclusive bids be obtained.

4. **HVAC Service Contract.** Management is working to obtain comparable proposals from other vendors.

5. **N. Larwin Eucalyptus Trees.** Proposals to remove the 4 bush Eucalyptus were presented. Neighbor Dixon Taylor, DDS sent a letter requesting that not all the trees be removed. Management to respond to Dr. Taylor that he request is being considered and ask for his help to gain the cooperation of his neighbor to trim the pine trees overhanging the street and clean up the backside of his property.

6. **4480 Camstock – Fallen Tree.** It was moved and seconded (Wright/Lee) to split the cost of the removal plus irrigation repair and any other expenses relating the putting the landscaping back with homeowner. Homeowner must also put the fence back on the property line and sign the Settlement and Release Agreement. Motion carried. (Buchanan opposed).

7. **Accident - 2/26/14, YV Rd. and South Slope.** Management obtained the police report and contact information on the driver. Cost to replace broken plant and clean up of debris will be determined and an invoice sent to the driver.

8. **Main Pool.** After some discussion relating to the earlier homeowner request, it was decided that since the pool is being heated anyway for the swim clinic that the main pool will be open to all residents from 8am to 3:30pm every day.

5. OLD BUSINESS

Directory. The Publisher has sold only about one half of the necessary advertising. T. Peterson suggested that the board buy the remaining advertising to get the directory published. This will be added to next month's agenda for discussion.

EPLI. It was moved and seconded (Wright/T.Peterson) to request a policy immediately for approximately \$430. Motion carried.

6. OFFICER'S REPORTS & DIRECTOR COMMENTS

6.1. **Director Comments.** M. Buchanan asked management to follow up on the article he read at Claycord.com on trees being removed by PG&E. S. Cardoza reported that her mascots won't be used for the Spring Egg Hunt. T. Peterson commented on an email he read; when the management company is conveying the board's decision it should not convey any personal feelings.

6.2 **Treasurer's Report.** T. Wright reported that he met with Tom Sweeney because water expenses should be closely monitored this year.

6.3 **President's Report.** In the interest of time M. Weinmann made no report.

7. COMMITTEE REPORTS

7.1 **Activities Committee Liaison.** The committee has gained two new members. Four directors confirmed they would "pour" at the April wine tasting event.

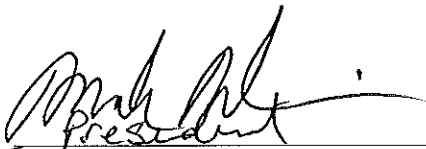
7.2 **Architectural Committee.** S. Cardoza reported that the committee has begun work on updating the architectural guidelines. Inspection training sessions are being scheduled. She has also written an introduction for new committee members.

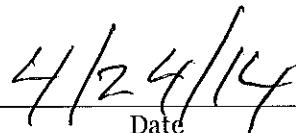
7.3 **Landscaping –** The committee will be reviewing the planting plan for the East Entrance. Because four board members are also on the Landscape Committee the posted announcement should note that a quorum of the board may be present.

7.4 **Swim Team Liaison.** No report at this time.

7.5 HOA Business Committee. The committee is scheduled to meet on April 12th.

VIII. ADJOURNMENT was at 10:00pm to Executive Session.


President
For Salinda Cardoza, Secretary


Date