

COWELL HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Thursday, July 21, 2016  
4498 Lawson Court, Concord, CA

**MINUTES**

**Present:** M. Weinmann; M. Buchanan; T. Wright; R. Ellenson; B. Collins; D. Glover

**Also Present:** P. Magee, Collins Management

1. **CALL TO ORDER - ROLL CALL/ADOPT AGENDA**
  - The meeting was called to order at 7:01 PM.
  - The agenda order was changed to handle the Revised Voting and Election Rules Draft after the Homeowners Forum.
2. **HOMEOWNERS OPEN FORUM**

There were no Homeowners in attendance.
3. **REVISED VOTING AND ELECTION RULES DRAFT**
  - It was moved and seconded (M. Weinmann/T. Wright) to send the draft revised voting and election rules to all Homeowners for the required 30 day review. The new rules will be adopted at the Board meeting on August 25, following a review of comments received from Homeowners. Motion carried.

President M. Weinmann left the meeting at 7:20pm. Vice President B. Collins chaired the remainder of the meeting.

4. **2017 WCST DRAFT BUDGET.** Tabled, to be approved at the August 11 meeting.
5. **2107 ACTIVITIES COMMITTEE BUDGET APPROVAL**
  - It was moved and seconded (D. Glover/R. Ellenson) to approve \$15,000 for Events and Activities in 2017. Motion carried.
6. **FALL BBQ PROPOSAL**
  - It was moved and seconded (D. Glover/M. Buchanan) to approve a budget of \$6,500 for the Back to School BBQ on September 10, 2016. Motion carried.
7. **REVISED BY-LAWS DRAFT**
  - Tabled until the August 11 meeting.
8. **2017 BUDGET WORKSHOP**
  - The Board reviewed and revised the 2017 Budget draft. Further revision will follow at the August 11 meeting.
9. **MOTION TO ADJOURN**
  - It was moved and seconded (D. Glover/T. Wright) to adjourn at 10:55pm. Motion carried. There was no Executive Session at this meeting.

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**BOARD CERTIFICATION**

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I, Donna J Glover CHOA SECRETARY  
Director's Name Office Held

of the Cowell Homeowners' Association do hereby certify that the foregoing is a true and correct copy of the Minutes of the Cowell Homeowners' Association Board of Directors Meeting held on July 21, 2016 as approved by the attending directors.

Donna J Glover 9/14/16  
Signature Date