

COWELL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday, February 23, 2017
4498 Lawson Court, Concord, CA

MINUTES

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

Also Present: P. Magee and A. Steinberg, Collins Management

EXECUTIVE SESSION at 6:46 PM. In this Executive Session, the Board approved the list of Fines for continued violations.

1. CALL TO ORDER - ROLL CALL/ADOPT AGENDA

- It was moved and seconded (D. Glover/T.Wright) to adopt the published agenda and call the meeting to order at 7:00 PM.

2. HOMEOWNERS OPEN FORUM

There were two Homeowners in attendance. A Homeowner asked who paid for the pool to be heated for the Swim Team Spring Clinic. Answer - the Swim Team. He also wondered if the tennis backboard was ever used.

3. APPROVAL OF MINUTES

- It was moved and seconded (D. Glover/R. Ellenson) to approve the January 26, 2017 Board Meeting Minutes and the January 26, 2017 Executive Session Minutes. Motion carried.

4. RECREATION REPORTS

• **Tennis and Clubhouse Reports**

- **Tennis Coach Thor Schreck** and the Board discussed the low participation of Residents on USTA teams. No decision to mandate a certain percentage of Resident participation was made. Coach Shreck will talk to the USTA captains about having them encourage Resident tennis players to join their teams.
- **Clubhouse Report.** The Board reviewed the Clubhouse report as prepared by Clubhouse Supervisor Andy Steinberg. Mr. Steinberg reported that the new Activities Calendar will be in the March Signal and that the deadlines for Signal submissions for the next 2 months will be March 27 and April 26.
- **Foosball Table Replacement.** The Board reviewed the comparative spreadsheet put together by the Clubhouse staff of various Foosball tables and noted that the current Foosball table was in very poor condition. It was moved and seconded (B. Collins/D.Glover) to replace the current Foosball table with a Tornado Sport Foosball table for \$1,099. Motion carried.

5. COMMITTEE REPORTS

• **Architectural.**

- The Board reviewed the January 19, 2017 Minutes.
- Chairman M. Buchanan reported on the recent walk of one of the sectors that the Committee did to review inspection standards and get agreement on what constituted violations.
- It was moved and seconded (M. Buchanan/T. Wright) to appoint Architectural Committee member Mike Liebe as Committee Vice-Chairman. Motion carried.

• **WCST.**

- The Board reviewed the Committee financials.
- Chair M. Weinmann reported that the Ice Cream Social was a great success and that the Spring Clinic would soon start.
- The Board discussed the possibility and advisability of turning more of the Swim Team financial accounting over to Collins Management next year. No decision was made.

• **Landscape.**

- Nothing to report.

• **Communications.**

- The Board reviewed the Communications Committee report as prepared by R. Ellenson.

- **Facilities.**
 - Nothing to report
- **Rules.**
 - The Board reviewed the Committee report as prepared by D. Glover.
- **Safety and Security.**
 - The Board reviewed the Minutes of January 21, 2017.
 - Chairman B. Collins gave an update on the Safety portion of the upcoming Spring Festival, noted the change in the status of our Larwin Fog Lines that became Bike Lanes in September 2016, and discussed with the Board the City of Concord's recent decision to install no-turn signs into certain neighborhoods on Clayton Road.
- **Activities Committee**
 - The Board reviewed the Activities Committee report.
- **Scout Liaison**
 - Nothing to report.

6. TREASURER'S REPORT

- **Treasurer's Report.** The Board reviewed the January, 2017 Financials.
- **Delinquency Report.** The Board reviewed the Delinquency Report.
- **Lien Approval.** Noting that the account was more than 6 months delinquent, it was moved and seconded (T. Wright/B. Collins) to send account #81895 to Collections and place a Lien on the property. Motion carried.
- **Collectability Profile Approval.** There were no accounts for which to order Collectability Profiles.
- **Small Claims Approvals.** There were no new Small Claims approvals.

7. NEW BUSINESS

- **Preschool Silent Auction Request.**
 - It was moved and seconded (D. Glover/R. Ellenson) to donate the use of the Clubhouse for the Preschool silent auction night. Motion carried.
 - It was moved and seconded (D. Glover/T. Peterson) to donate a rental of the Clubhouse as an auction item for the Preschool silent auction. Motion did not carry.
- **Summer Lifeguard Season.** The Board reviewed the report and recommendations of the Manager for 2017 summer lifeguard coverage and pay rates, noting that for most of the pool season there are no lifeguards at any of the pools, that much of the time there is no one in the side pools and that most HOA pools have no lifeguards. It was moved and seconded (B. Collins/D. Glover) to eliminate lifeguard coverage at the side pools, double up the lifeguards at the main pool, for the safety of the lifeguards, and increase lifeguard pay rates by \$1, in addition to the new minimum wage increase of 50 cents, to attract better lifeguards. Motion carried.
- **Natural Gas Contract Cancellation.** Treasurer T. Wright informed the Board that for an unknown number of years, we have been purchasing natural gas from Blue Spruce Energy, a third party supplier, which comes to us via PG&E's distribution and billing. Treasurer Wright determined that we have not been paying any less for the gas from Blue Spruce, and possibly more. Blue Spruce has not, despite three requests, sent us any contract we may have with them. It was moved and seconded (T. Wright/R. Ellenson) to sever the Association's relationship with Blue Spruce Energy and purchase natural gas directly from PG&E. Motion carried.

8. GOOD OF THE ORDER

- **Directors' Comments**
 - R. Ellenson. None
 - M. Buchanan. None
 - T. Wright. Reported on the big increase in pool utility bills from 2015 to 2016. Will do further research.
 - B. Collins. None
 - D. Glover. None
 - T. Peterson. We should remove the note on the agendas that reports MUST be submitted in advance if it is not being followed. Perhaps change it to say oral Highlights are permitted?
- **President's Report.** President M. Weinmann will work with General Manager P. Magee on the electronic gate control project. Will also look into an alternative AC reporting program.

9. INFORMATIONAL/ANNOUNCEMENTS

- Task List, Map, Calendar, New Tenants Forms. In the packet.

- 10. MOTION TO ADJOURN.** It was moved and seconded (D. Glover/B. Collins) to adjourn to Executive Session at 8:43 pm. Motion carried. In this Executive Session, the Board voted to begin foreclosure proceedings on a delinquent account, discussed a contract issue and met with a Homeowner to discuss a Hearing issue.

BOARD CERTIFICATION

I, Donna Glover 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 February 23, 2017 as approved by the attending directors.

Donna Glover
Signature

3/30/17
Date