

**COWELL HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**

Thursday, September 28, 2017 7:00 PM  
4498 Lawson Court, Concord, CA. 94521

- |     |   |                 |
|-----|---|-----------------|
| 1.  | <b>Executive Session - Hearings</b>   | <b>6:45 PM</b>  |
| 2.  | <b>Annual Meeting</b>   | <b>7:00 PM</b>  |
| 3.  | <b>Call to Order – Roll Call/Adopt Agenda</b>   | <b>7:01 PM</b>  |
| 4.  | <b>2018 Board Election by Acclamation</b>   |                 |
| 5.  | <b>IRS Resolution 70-604</b>  |                 |
| 6.  | <b>Management Report</b>  |                 |
| 7.  | <b>Homeowner's Open Forum</b>   | <b>7:10 PM</b>  |
| 8.  | <b>Selection of Officers</b>  | <b>7:20 PM</b>  |
| 9.  | <b>Committee Assignments</b>  | <b>7:30 PM</b>  |
| 10. | <b>Approval of Minutes</b>  | <b>7:45 PM</b>  |
|     | <ul style="list-style-type: none"><li>• August 24, 2017 Board Meeting Minutes</li><li>• August 24, 2017 Executive Session Minutes</li></ul>   |                 |
| 11. | <b>Recreation Reports</b>   | <b>7:50 PM</b>  |
|     | <ul style="list-style-type: none"><li>• Tennis and Clubhouse Reports</li></ul>  |                 |
| 12. | <b>Committee Reports</b>  | <b>8:05 PM</b>  |
|     | (Committee Chair may highlight items of note to Board, ask for decisions and answer questions on monthly Committee report. All Committee Chairs MUST submit written report in advance.)   |                 |
|     | <ul style="list-style-type: none"><li>• Activities Committee<ul style="list-style-type: none"><li>○ Report</li></ul></li><li>• Architectural Committee<ul style="list-style-type: none"><li>○ Smartwebs Update</li><li>○ Tablets Purchase Proposal</li></ul></li><li>• WCST Committee<ul style="list-style-type: none"><li>○ Committee Members Approval</li></ul></li><li>• Landscape Committee</li><li>• Communications</li><li>• Facilities Committee</li><li>• Rules Committee<ul style="list-style-type: none"><li>○ Employee Manual</li></ul></li><li>• Safety/Security Committee<ul style="list-style-type: none"><li>○ Minutes</li></ul></li><li>• Scout Liaison</li></ul> |                 |
| 13. | <b>Treasurer's Report</b>   | <b>8:35 PM</b>  |
|     | <ul style="list-style-type: none"><li>• Treasurer's Report</li><li>• Delinquency report</li><li>• Lien, Collectability Profile, Small Claims Approvals</li><li>• Bank Accounts Signature Cards</li></ul>  |                 |
| 14. | <b>New Business</b>   |                 |
|     | <ul style="list-style-type: none"><li>• Electronic Access Approval</li><li>• Main Pool Area and Fence Painting Proposals</li><li>• East Pool Replaster Proposals</li><li>• East Pool Deck Pavers Proposals</li><li>• Tennis Backboard Court Resurface Proposals</li><li>• Central Well Tank Roof Proposal</li></ul>   | <b>8:45 PM</b>  |
| 15. | <b>Good of the Order</b>  | <b>9:45 PM</b>  |
|     | <ul style="list-style-type: none"><li>• November/December Meeting Schedule</li><li>• Address HO Issues Raised in Forum</li><li>• Director's Comments</li><li>• President's Report.</li></ul>  |                 |
| 16. | <b>Informational/Announcements</b>  |                 |
|     | <ul style="list-style-type: none"><li>• Task List, Map, Calendar, New Tenants Form</li></ul>  |                 |
| 17. | <b>Motion to Adjourn</b>  | <b>10:00 PM</b> |
| 18. | <b>Executive Session. Employee Matters</b>  | <b>10:00 PM</b> |

*Recording devices are not allowed in meetings of the Board of Directors nor any Standing Committee.*