

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

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

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| 1.  | <b>Executive Session - Hearings</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>6:45 PM</b> |
| 2.  | <b>Call to Order – Roll Call/Adopt Agenda</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>7:00 PM</b> |
| 3.  | <b>Management Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |
| 4.  | <b>Homeowner’s Open Forum (3 Minutes per Speaker)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>7:05 PM</b> |
| 5.  | <b>Approval of Minutes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>7:20 PM</b> |
|     | <ul style="list-style-type: none"><li>• September 28, 2017 Board Meeting Minutes</li><li>• October 26, 2017 Board Meeting Minutes</li><li>• October 26, 2017 Executive Session Minutes</li><li>• November 10, 2017 Executive Session Minutes</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                |
| 6.  | <b>Recreation Reports</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>7:25 PM</b> |
|     | <ul style="list-style-type: none"><li>• Tennis and Clubhouse Reports</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                |
| 7.  | <b>Committee Reports</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>7:40 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><li>○ 2018 Activities Schedule Approval</li><li>○ Concert on the Green</li></ul></li><li>• Architectural Committee<ul style="list-style-type: none"><li>○ Minutes</li><li>○ Smartwebs Update</li><li>○ New Committee Member Approval</li><li>○ New Roof Shingle Approval</li></ul></li><li>• WCST Committee<ul style="list-style-type: none"><li>○ Report</li><li>○ Spring Swim Clinic Approval</li></ul></li><li>• Landscape Committee<ul style="list-style-type: none"><li>○ Report</li><li>○ Tree Work Approval</li><li>○ 2018 Irrigation Upgrade Approval</li></ul></li><li>• Communications</li><li>• Facilities Committee</li><li>• Rules Committee<ul style="list-style-type: none"><li>○ Employee Manual Approval</li></ul></li><li>• Safety/Security Committee<ul style="list-style-type: none"><li>○ Minutes</li><li>○ First Security Services Contract</li></ul></li><li>• Scout Liaison</li></ul> |                |
| 8.  | <b>Treasurer’s Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>8:45 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></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                |
| 9.  | <b>New Business</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |
|     | <ul style="list-style-type: none"><li>• Annual Volunteers Thank you</li><li>• Main Pool Heater Replacement Approval</li><li>• ERC Variance Approval</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>9:10 PM</b> |
| 10. | <b>Good of the Order</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>9:20 PM</b> |
|     | <ul style="list-style-type: none"><li>• Address HO Issues Raised in Forum</li><li>• Director’s Comments</li><li>• President’s Report.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                |
| 11. | <b>Informational/Announcements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                |
|     | <ul style="list-style-type: none"><li>• Task List, Map, Calendar, New Tenants Form</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                |
| 12. | <b>Motion to Adjourn</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>9:45 PM</b> |
| 13. | <b>Executive Session.</b> Employee Matters, Holiday Bonuses, Legal Matter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>9:45 PM</b> |

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