

COWELL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday, June 28, 2018
4498 Lawson Court, Concord, CA

MINUTES

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

Also Present: R. Harris, CCAM of Collins Management

1. **EXECUTIVE SESSION** at 6:38 PM. In this Executive Session, the Board conducted a Hearing with a Homeowner in attendance and discussed a potential legal issue.
2. **CALL TO ORDER - ROLL CALL/ADOPT AGENDA** at 7:01 PM. It was moved and seconded (M. Weinmann/D. Glover) to approve the agenda as presented. Opposed (T.Peterson) Motion carried.
3. **MANAGEMENT REPORT.** The Board reviewed the Management Report.
4. **HOMEOWNERS OPEN FORUM**
There were three homeowners present two of which brought concerns to the Boards attention. Homeowner Jeff Temple attended and requested a lap lane for swimming at the main pool, state the side pools are not long enough for adequate lap swimming. Homeowner Richard Peterson attended and stated previous minutes are inaccurate and that he is disputing accusations that were incorrect. Homeowner continued to state he was forced to sign a resignation from the Board due to his felony conviction. Homeowner became belligerent as he approached the table and the began verbally abusing the Board members and was asked to leave by the on-duty security officer.
5. **APPROVAL OF MINUTES**
 - It was moved and seconded (M. Weinmann/B. Collins) to approve the May 23, 2018 Open and Executive Session Minutes as amended.
6. **RECREATION REPORTS**
 - **Tennis and Clubhouse Reports**
 - **Clubhouse Report.** The Board reviewed the Clubhouse report as prepared by Clubhouse Supervisor Stephen Sulyma.
 - **Tennis Report.** Nothing to report at this time.
7. **COMMITTEE REPORTS**
 - **Activities Committee**
 - **Report.** D. Glover provided an update on all activities including the upcoming Fall BBQ which will include having a dessert bake-off.
 - **Concert on the Belt.** M. Weinmann provided an update for the event, stating everything is on track and residents on the two side streets all received meal vouchers for food as a thank you for the additional traffic on the streets.
 - **Architectural.**
 - **Minutes.** The Board reviewed the Minutes of May 17, 2018. B.Collins to be removed from the “absent members”.
 - **WCST.**
 - **Report.** The Board reviewed the WCST report as prepared by Committee Chair M. Kopp. WCST requested to be able to participate in CHOA activities such as having a table at events. The Board suggested they put together a proposal and submit at the next board meeting. The Board requested moving forward all WCST minutes be provided to Management so they can be included in the Board packets.
 - **Landscape.**
 - **Report and minutes were provided to the Board.** Landscape Chair T.Peterson advised the Board the Landscape Committee has moved to hold 6 meetings a year, every other month beginning in August.

- **Communications.**
 - **Report.** The Board reviewed the Communications Committee report. The Board and staff were also reminded to stay away from commenting or posting on social media.
- **Facilities.**
 - **Report was provided and reviewed by the Board.**
- **Rules.** No Report.
- **Safety and Security.**
 - The Board reviewed the draft Minutes from the June 19, 2018 meeting.
 - Report of dead hawks were provided to the Board. Fish & Wildlife came to the property to pick the hawks up to determine cause of death.
- **Scout Liaison**
 - No Report.

8. TREASURER'S REPORT

- **Treasurer's Report.** D.Glover provided an update on the financials and upcoming CD's. Everything is looking good. Draft budget meeting to take place on August 2, 2018. Committee budgets due to D. Glover and R.Harris no later than July 23, 2018.
- **Delinquency Report.** The Board reviewed the Delinquency Report.
- **Lien Approval.** There were no new Liens to approve.
- **Collectability Profile Approval.** There were no new Collectability Profiles to approve.
- **Small Claims Approvals.** There were no new Small Claims to approve.

9. NEW BUSINESS

- **Lap Lane Consideration:** The Board approved to have the lap lane at the main pool during open swim hours. Lifeguards are to be reminded to keep children out of the lane while swimmers are doing laps. Effective June 29,2018.
- **Preschool Lease Renewal:** A three (3) year lease should it be approved by legal was motioned to be approved along rent of \$1100 with a 5% annual increase and \$800 service fees for utilities that are subject to an increase based off actuals to be reviewed yearly. Motion/Second (T.Peterson/D.Glover) Abstain (M.Weinmann) Carried.
- **East Pool Perimeter Fence:** It was Motion/Second (B.Collins/D.Glover) to approve Carrasco Construction for \$12,000 to replace the perimeter fence. Abstain (T. Peterson) Carried.
- **Preschool Playground Structure:** UPSI provided a proposal to completely remove the structure for \$3100. It was Motioned/Second (B.Collins/D.Glover) Abstain (T. Peterson). Carried.
- **Practice Basketball Court:** A & J Fencing provided a proposal for the replacement of the cyclone fence for \$600. It was Motion/Second (B.Collins/D.Glover) to approve once confirmed post and all four (4) sides of cyclone fence are to be replaced. Carried.
- **East Pool Playground Setback:** It was Motion/Second (B.Collins/R.Ellenson) to approve Carrasco Constructions proposal of \$2,625 to remove a portion of the enclosure to bring the setback requirement into compliance per the inspection of the city. Abstain (T.Peterson) Carried.
- **Draft Survey:** Draft was provided to the Board for review.

10. GOOD OF THE ORDER

- **Address Homeowner Issues Raised in Forum.** Lap lane request was addressed as an agenda item and approved at the main pool.
- **Directors' Comments**
 - R. Ellenson: No comments.
 - M. Weinmann: No parking at end of courts seems to be working. Would like the Board to not interrupt when a member has the floor.
 - D. Glover: Would like to recognize Barry for a great regional meeting. Would like Bill Agnew mentioned in the signal as a good neighbor of the month.
 - T. Peterson: Wants addendum gone.
 - M. Kopp: Granddaughter made comments about a house on the greenbelt smelling like marijuana while walking. Would like to see no smoking signs on the greenbelt.

- President's Report: Regional has 20 in attendance. Councilman was in attendance as a guest speaker. Crime, district 5, homeless and traffic matters were all discussed. Surrounding HOA members made comments on how beautiful the grounds at CHOA are and how they liked all of the activities held on the property. Next meeting to be held in December.

11. INFORMATIONAL/ANNOUNCEMENTS

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

- 12. MOTION TO ADJOURN.** It was moved and seconded (B. Collins /T. Peterson) to adjourn to Executive Session at 9:40 pm. Motion carried. In this Executive Session, the Board discussed the earlier Hearing with the Homeowner, voted to assess Fines for continued violations and reviewed employee matters.

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 June 28, 2018 as approved by the attending directors.

 Signature

 Date