

**COWELL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

Thursday, December 6, 2018 7:00 PM
4498 Lawson Court, Concord, CA. 94521

- Executive Session Hearings** 6:45 PM
- Call to Order – Roll Call/Adopt Agenda** pg. 1 7:00 PM
- Homeowner's Open Forum (3 Minutes per Speaker)-** The Open Meeting Act allows Boards of Directors to establish reasonable time limits for the Open Forum and for speakers to address the Board. [Civ. Code §4925, §5000 (b).] Members are limited to 3 minutes per member. Open Forum will close after 20 minutes. Once Open Forum is closed members have a right to observe the conduct of the Boards business but they do not have a right to participate in the meetings unless recognized by the Board. 7:05 PM
- Approval of Minutes** pg. 4-7
- Regular & Executive Minutes from October 25, 2018 7:20 PM
- Recreation Reports** 7:25 PM
- Clubhouse/Tennis Reports pgs. 8-10
- Committee Reports** 7:35 PM
(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.)
- Activities Committee pgs. 11-12
 - Report
 - 2019 Activities Schedule Approval
 - Architectural Committee pgs. 13-18
 - Minutes from October 18, 2018
 - Roofing application approval
 - WCST Committee pgs. 19-40
 - Report
 - Minutes from September 18, 2018 & October 18, 2018
 - 2019 WCST Schedule
 - Updated WCST Charter
 - Updated 2019 WCST Committee Member Roster
 - Landscape Committee pgs. 41-78
 - Report
 - 2019 Irrigation Upgrade Approval
 - Ayers Strip
 - Landscape Care Contract Increase
 - Communications pg. 79
 - Report
 - Facilities Committee pg. 80
 - Report
 - Preschool Remediation/Construction Update
 - Rules Committee
 - Safety/Security Committee pgs. 81-82
 - Minutes from November 20, 2018
 - Firewise Application Update
 - Scout Liaison
- Financial Review** pgs. 83-89 8:05 PM
- Treasurer's Report of the October 31, 2018 Financials
 - Delinquency Report (To be discussed in Executive Session)
 - Resolution to Record Lien Approval (if needed)
- New Business/Action & Discussion Items** 8:20 PM
- 2019 Insurance Renewals pgs. 90-95
- Good of the Order** 9:20 PM
- Director's Comments
 - President's Report
- Informational/Announcements** pgs. 96-97
- Motion to Adjourn-** The next Board Meeting will be held on December 6, 2018. 9:40 PM
- Executive Session-** Please note: This meeting is closed to the membership per Civil Code §4935. The Board may adjourn to Executive Session to discuss legal issues, contract formation, disciplinary hearings, personnel issues, payments plans and collections or foreclosures.

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