

COWELL HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday, July 2, 2019  
4498 Lawson Court, Concord, CA

**MINUTES**

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

**Absent:** M. Buchanan

**Also Present:** R. Harris, CCAM and S. Sulyma of Collins Management

**1. CALL TO ORDER - ROLL CALL/ADOPT AGENDA**

At 5:00 PM the Board meeting was called to order. It was **MSC** to approve the amended agenda. Motion carried.

**2. NEW BUSINESS**

- Activities Liaison, D. Glover voiced that she has decided to step away from running the CHOA events. She indicated that in her heart, she cannot continue to spend 100s of hours and thousands of her own money upfront planning, shopping and running these events while the same people that attend these events are bashing her on social media.
- The Board agreed to publish volunteer requirements for CHOA events to the membership. If the required number of volunteers do not sign up for events, the event will be cancelled.
- The Fall BBQ event will require 10-15 volunteers for the planning of the event and 10-15 for the day of the event. An e-signal will go out to the membership calling for volunteers. Deadline for volunteers will be Friday, July 12, 2019. Board Treasurer pointed out that there are three general ledger lines that are higher than normal and the Fall BBQ is budgeted for \$15,000.00. The Board discussed the possibility of offsetting any overage cost and stated that the association is over in reserves.
- It was **MSC** to approve the Special Membership Meeting for a recall ballot to be held on Thursday, September 12, 2019.
- Board Leadership Position was tabled.

**3. HOMEOWNERS OPEN FORUM**

Questions regarding the associations budget in regards to legal fees and if the Association was going to be responsible for pay the WCST legal fees were brought to the Boards attention. Comments were made to the Board that homeowners appreciate the hard work the Board does and that they have kept the association dues down. Comments regarding a WCST GoFundMe account were made stating the WCST does not have the funds to pay for their legal fees and that having a mediator step in to help resolve the situation would be helpful. Many homeowners worry their assessments will go up if this ends up in litigation. The Landscaping Chair was thanked for the landscaping looking great throughout the community. Management was asked if Collins Management manages other associations with swim teams. Homeowners were disappointed they were not allowed to hear the June Professionals due to the association being notified the WCST retained legal. The Board was thanked for having the pickleball courts in place and that so far everyone loves having them in the association. Questions regarding the river rock donation to the central well project were asked. Questions regarding a donated driveway were asked from 2012. Homeowners stated the WCST issues needs to be put out to a vote of the homeowners. Property value concerns were made and statements from homeowners purchasing in the association because of the amenities were heard. A homeowner stated she had concerns regarding Collins Management being a property management company and not an association management company along with complaints the general manager does not walk the association common areas every day. Complaints the general manager uses the associations golf cart while on the property were made. Homeowners asked for clarification as to if the association was currently in litigation. A request to have new pool chairs that are higher up from the ground be purchased to those with disabilities. Concerns regarding the new irrigation installed on the N. Slope during the renovation project were made stating it should be drought tolerant. A homeowner wanted to make sure the Preschool Director would be informed of any issues surrounding the preschool. Concerns regarding the security officers being armed were made. It was asked of the Board to be more transparent and forthcoming. Homeowners asked that the Board obtain a second legal opinion in regards to the exclusive use of the main pool and why was there a change in law firms.

