

COWELL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday, September 26, 2019
CHOA Clubhouse

MINUTES

Present: D. Stelter; B. Collins; D. Glover; M. Kindorf; M. Cannon

Absent: M. Buchanan

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

1. CALL TO ORDER - ROLL CALL/ADOPT AGENDA

At 8:49 PM the Board meeting was called to order. It was **MSC** to approve the agenda.

2. APPOINTMENT OF OFFICERS

It was **MSC** to appoint the President seat to M. Kindorf, 1 abstain.

D. Glover was nominated to the Vice President seat, she declined.

It was **MSC** to appoint the Vice President to M. Cannon, 1 abstain.

It was **MSC** to appoint the Treasurer to E. Baluta, 1 abstain.

It was **MSC** to appoint the Secretary to S. Cardoza.

It was **MSC** to appoint D. Glover as a Director at Large.

It was **MSC** to appoint B. Beckon as a Director at Large.

It was **MSC** to appoint R. D'Lima as a Director at Large.

3. HOMEOWNERS OPEN FORUM

Homeowners in attendance brought the following concerns and comments to the Boards attention: Why is an agenda item to approve an interim GM training, surprised there is a cost to the association training to be free. Security was called for a barking dog and the security company told the homeowner they did not know who Cowell HOA was. Homeowner spoke with a supervisor who stated the same thing. There was a request to post the executive session agendas to the website. A homeowner said they appreciated the work the board members who are no longer on the board did for the community. Hopes to see the community step up and help the new board in their roles. Questions regarding the litigation committee.

4. Committee Assignments

It was **MSC** to approve the following committee assignments

Architectural Committee - S. Cardoza

WCST Committee - R. D'Lima

Landscaping Committee - E. Baluta

5. APPROVAL OF MINUTES

It was **MSC** to approve the August 6, 2019 executive session minutes as amended.

It was **MSC** to approve the August 15, 2019 executive session minutes as amended.

It was **MSC** to approve the August 20, 2019 executive session minutes as amended.

It was **MSC** to approve the August 22, 2019 regular and executive session minutes as amended.

6. COMMITTEE REPORTS

- It was **MSC** to approve the 2020 WCST Committee Roster. As follows:
 - Director, Craig Louie
 - Director Elect, Tony Washmera
 - Treasurer, Nancy Washmera
 - Meet Director, Andy Nonaka
 - Secretary, Michele Ulicki
 - Boosters, Gina Davey
 - Fundraisers, Tanya Tadiar and Luz Pinion
- Management provided an update on the recent vandalism.
- Management asked the community for more involvement with the activities, the association is in need of several volunteers to make sure all of the activities continue within the community.

7. FINANCIAL REVIEW

• **Treasurer's Report**

The August 31, 2019, financials were included in the Board packet and accepted by the Board.

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It was MSC to approve the financial statements dated August 31, 2019.

- D. Glover provided an update to the Board regarding the new 2019 Financial review requirement for California.
- New bank signatures were completed by the new Board members.
- It was MSC to approve reimbursement cost to Collins Management for interim GM training overlap.

- D. Glover went over possible capital improvements for the Board to consider in 2020: Fitness stations along the greenbelt; additional picnic benches below the main pool deck/green belt area and sunshades at the east pool playground.

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8. NEW BUSINESS/ACTION & DISCUSSION ITEMS

- The Code of Ethics was provided to all incoming Board members for signature. The board discussed possible conflict of interest amongst current Board members.
- It was MSC to table the main pool construction until a later date.
- It was MSC to allow the GM to determine the closing date for all three pools.
- It was MSC to approve the GM to hire a vendor to decorate the clubhouse for the holiday season NTE \$2,000.00.

9. DIRECTOR COMMENTS

Board member D. Glover read aloud a statement resigned from the Board of Directors effective October 1, 2019.

10. MOTION TO ADJOURN

It was MSC to adjourn to Executive Session at 10:50 PM.

11. EXECUTIVE SESSION SUMMARY

The Board held Executive Session on September 23, 2019 conference with legal counsel Allison Anderson of Angius & Terry to discuss, deliberate and review the current litigation status and update on recent court filings.

BOARD CERTIFICATION

I, _____
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 September 26, 2019 as approved by the attending directors.

Signature Date

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