

**COWELL HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING**

Thursday, December 5, 2019 7:00 PM  
4498 Lawson Court, Concord, CA. 94521

**The Board will be meeting in Executive session at 6:00pm to discuss litigation, contract formation, member discipline, personnel issues, payments plans and collections or foreclosures.** As a reminder, Executive Session meetings are closed to the membership per Civil Code §4935 due to the sensitive nature of the items discussed.

**Call to Order – Roll Call/Adopt Agenda**

**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. 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.

**Approval of Minutes**

- Annual, Regular and Executive Session Minutes from October 24, 2019

**Recreational/Committee Reports**

**Financial Review**

- The October 31, 2019 Financials for Board approval
- Resolution to Record Lien Approval (if needed)

**New Business/Action & Discussion Items**

- Introduction of Common Interest Management Services
- Interviews and Voting/Appointment for Two Vacant Board Seats
- Holiday Party Update
- Discussions Regarding Pickle Ball Court Lights
- Discussion Regarding New Year's Eve Party
- Swim Team Lawsuit Resolution Update

**Motion to Adjourn:** The next monthly Board Meeting will be held on January 16, 2020.

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