

Notice of Meeting

of the

Cowell Homeowners Association, Inc.

Board of Directors

on

May 28th, 2020 at 7:00pm

via video/ teleconference

Due to the Coronavirus/ COVID-19 concerns and governmental “shelter in place” orders, this meeting will be held via teleconference. Any homeowner who wish to join the meeting to observe the business conducted may email the General Manager at businessoffice@walnutcountry.com or call 925-687-9961 for call-in instructions no later than 3:00pm on the day of the meeting. The conference call number will not be posted in any public location, but is available to any Member upon request.

Additionally, if you would like to make a comment during the Open Forum at this meeting, it is recommended that you submit your comment in writing to businessoffice@walnutcountry.com or drop it off at the Business Office mail slot by end of day Wednesday, May 27th, 2020. Due to the nature of this meeting’s conference call setup, the meeting may not be able to support comments from the members during the meeting itself. As such, we would recommend submitting your comments ahead of time to the General Manager, to be read aloud during the meeting. We will do our best to accommodate comments during the meeting, but may be limited by unforeseen technical or other conference call issues.

The Board will be meeting in Executive session at 6:00 pm 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.

Board Meeting Agenda

- I. **Call to Order**
- II. **Homeowner's Open Forum**
- III. **Approval of Minutes**
 - a. Minutes from the April 23rd, 2020 Board of Directors meeting
- IV. **Reports**
 - a. Architectural Committee Report
 - b. General Manager's Report
- V. **Financials**
 - a. Treasurer's Report
 - b. Financials as of March, 2020
 - c. Delinquent Accounts/Record Lien Approval (if needed)
- VI. **New Business/Action & Discussion Items**
 - a. 2020 Board Election
 - i. Candidate Statement Requirements
 - b. Irrigation Repair Procedure
 - i. Ratify May 2020 Irrigation Repair Proposal
 - c. Main Pool Remodel/Repairs Project
 - d. 2020/2021 Reserve Projects
 - e. Lot Rental Policy Discussion
 - f. Coronavirus/COVID-19 Discussion (If Needed)
- VII. **Standing Items**
 - a. Rental Requests
 - b. Association Committees
 - c. Late Fee Waiver Requests
- VIII. **Adjournment**

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, including but not limited to the following items:

- a. Clubhouse Employees
- b. Proposals for common area maintenance and/or repairs
- c. Third-party contracts
- d. Collections Items
 - i. Repayment plan request