

Notice of Meeting

of the

Cowell Homeowners Association, Inc.

Board of Directors

on

January 28th, 2021 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. We will utilize the Zoom app, and homeowners can join via the Zoom software on any computer, iOS, or Android device. Homeowners are also able to call in using a phone by dialing the number below. Comments during the Open Forum will be taken in real time from those joining via Zoom directly. If you are unable to join via Zoom but would like to submit a comment for the Board, please email it to businessoffice@walnutcountry.com no later than 3:00pm on the day of the meeting.

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.

If Joining Using Zoom (App or Software)

Zoom Link: <https://zoom.us/j/95193432247>

Passcode: 979626

If Joining by Phone

Phone: 669-900-9128

Meeting ID: 951 9343 2247

Passcode: 979626

Board Meeting Agenda

- I. **Homeowner's Open Forum**
- II. **Approval of Minutes**
 - a. Minutes from the December 3rd, 2020 Board of Directors Meeting
- III. **Reports**
 - a. Committee/GM Reports
 - b. 2021 Annual Calendar
- IV. **Financials**
 - a. Treasurer's Report & Delinquent Accounts/Record Lien Approval (if needed)
 - b. Review Financials as of December 2020
- V. **New Business/Action & Discussion Items**
 - a. 2021 Insurance Renewal Ratification
 - b. 2021 Workers' Comp Insurance Ratification
 - c. WCST 2021 Schedule
 - d. Central Well/Tank Repairs Ratification
 - e. Upper Tennis Court Windscreen Update & Ratification
 - f. Preschool Roof Soffit/Eave Repair
 - g. Common Area Building Alarm System Upgrades
 - h. Irrigation Repairs Proposal
 - i. Central Greenbelt Dethatching Proposal
 - j. Mulch Replenishment: North Slope
 - k. Dog Park Landscape Repairs & Upgrades
 - l. Landscape Enhancement Proposals
 - m. Main Pool Rehabilitation Project
 - n. Pickelball Discussion
- VI. **Standing Items**
 - a. Rental Requests
 - b. Association Committees
 - c. Late Fee Waiver Requests
 - d. 2021 Reserve Projects
- VII. **Good of the Order – Director Comments**

The Board will be meeting in Executive session at 6:00pm to discuss legal issues, contract formation, member discipline, personnel issues, payment plans and collections or foreclosures, including but not limited to the following items:

- a. Legal Fee Reimbursement / Tree Damage Reimbursement Request / 2021 Preschool Lease