

# Notice of Meeting

*of the*

## Cowell Homeowners Association, Inc.

### Board of Directors

*on*

**March 25<sup>th</sup>, 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](mailto: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 February 25<sup>th</sup>, 2021 Board of Directors Meeting
  - b. Minutes from the March 8<sup>th</sup>, 2021 Board of Directors Meeting
- III. Reports**
  - a. Committee/GM Reports
- IV. Financials**
  - a. Treasurer's Report & Delinquent Accounts/Record Lien Approval (if needed)
  - b. Review Financials as of February 2021
- V. New Business/Action & Discussion Items**
  - a. 2021 North Slope Disking Bid
  - b. Clubhouse Usage Request – Tai Chi Video
  - c. Gopher Maintenance Program
  - d. Common Area Tree Inventory
  - e. Common Area Tree Inspections
  - f. East Pool Heater Replacement
  - g. 2021 Board Election – Candidate Statements
  - h. Clubhouse/Office Carpet Replacement Project
- 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. AB 3182 and common area notice posting requirements legal opinions
- b. Discussion of alleged incident at the dog park and potential violation