

# Notice of Meeting

*of the*

## Cowell Homeowners Association, Inc.

### Board of Directors

*on*

**April 22<sup>nd</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 legal issues, 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 March 25<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. Discussion of Notice to Owners with a Balance
  - c. 2020 Financial Statements & CPA Audit
  - d. Review Financials as of March 2021
- V. **New Business/Action & Discussion Items**
  - a. AB 3182 (Rental Restrictions) Discussion
  - b. Main Playground Basketball Court Discussion
  - c. Firehouse Door Repair
  - d. Homeowner Vendor Recommendation List
  - e. Lower Tennis Court East Side Key Fob Entry System
  - f. 2021 USTA Summer Schedule
  - g. Pool Furniture
- 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. Follow up on common area legal issues
- b. Homeowner discipline