

COWELL HOMEOWNERS ASSOCIATION, INC.

Open Session Board of Directors Meeting • Wednesday, May 5th, 2021

BOARD MEETING MINUTES

| | | |
|------------------------------|---|-------------------|
| Board Members Present | Mike Kindorf | President |
| | Mike Cannon | Vice-President |
| | Edward Baluta | Treasurer |
| | Brian Beckon | Secretary |
| | Rebecca D'Lima | Director at Large |
| | Ken Dixon | Director at Large |
| | George Fulmore | Director at Large |
| Others in Attendance | Bill Mazza of Common Interest Management Services | |
| Meeting Location | Teleconference | |

CALL TO ORDER

The meeting was called to order at 6:03pm. It was determined that a quorum was present.

HOMEOWNER'S OPEN FORUM

The Homeowner's Open Forum was held for those in attendance.

NEW BUSINESS / ACTION & DISCUSSION ITEMS

Item: Basketball Court Usage & Signs

Following up on the discussion at the April 22nd, 2021 Board meeting, the Board further discussed the reported issues of alleged non-residents and inappropriate behavior at the common area basketball courts. The discussion centered around the installation of signage around the basketball courts reminding residents of the Association rules.

A motion was made and seconded to approve the language and design of the sign as presented by management, and to delegate authority to Director Kindorf to determine the installation location, number of signs to be installed, and approve all costs associated with this project. **The motion carried unanimously.**

The final approved design of the sign has been appended to these minutes.

Item: Pool Chemical Controller Upgrade Proposals

A motion was made and seconded to approve the following pool chemical controller upgrade proposals as presented by Sun Pointe Services:

- Proposal #2207 in the amount of \$2,499.04 to install an upgraded Intellichem Commercial Controller at the East Pool
- Proposal #2208 in the amount of \$7,177.61 to install an upgrade Intellichem Commercial Controller at the Main Pool and Wading pool, as well as a new dual pump system for the Wading Pool.

The motion carried unanimously.

MOTION TO ADJOURN

There being no further business and no objections, a motion was unanimously carried to adjourn the meeting at 6:48pm.

BOARD CERTIFICATION

I do hereby certify that the foregoing is a true and correct copy of the Minutes of the Cowell Homeowners Association Board of Directors meeting as approved by the attending Directors.

M. KINDORF

Director's Name

BOARD PRESIDENT

Office / Position

M. Kindorf

Signature

11 JUN 2021

Date

CHOA BASKETBALL COURT INFORMATION

ALL PERSONS USING THE BASKETBALL COURTS DO SO AT THEIR OWN RISK

Courts Open Daily: 7am to 10pm

Each resident using the basketball courts must have a CHOA ID badge at all times, and be willing to present their badge to management, employees, security, or any other agent of the Association for residency verification. A resident is permitted up to 5 guests, all of whom must have a valid Guest Badge.

BASKETBALL COURT GUIDELINES

- No foul language or yelling profanities
- Be respectful of those in the playground area
- Keep music at a reasonable level
- Pick up all trash when leaving
- No alcohol or glass containers are allowed on or near the courts
- Play is limited to 30 minutes when others are waiting
- When multiple groups of different age groups are present, half court games are encouraged
- CHOA staff or security personnel have the authority to eject any individual found in violation of these guidelines

If you have any questions or concerns, please contact the General Manager at 925-687-9961 or by email at businessoffice@walnutcountry.com.