

# COWELL HOMEOWNERS ASSOCIATION, INC.

Open Session Board of Directors Meeting • Thursday, June 24<sup>th</sup>, 2021

## BOARD MEETING MINUTES

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<b>Board Members Present</b>	Mike Kindorf Edward Baluta Brian Beckon Ken Dixon George Fulmore	President Treasurer Secretary Director at Large Director at Large
<b>Others in Attendance</b>	Bill Mazza of Common Interest Management Services	
<b>Meeting Location</b>	Teleconference	

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### CALL TO ORDER

The meeting was called to order at 7:02pm. It was determined that a quorum was present.

### HOMEOWNER'S OPEN FORUM

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

### APPROVAL OF MINUTES

A motion was made and seconded to approve the minutes from the May 27<sup>th</sup>, 2021 Board of Directors meeting. **The motion carried unanimously.**

### COMMITTEE REPORTS

Committee Chairman Dixon provided the Board with an update from the June Architectural Committee meeting, including a summary of the Committee's discussion regarding Accessory Dwelling Units (ADUs) and what might be permitted as a result of recent changes in California law. The Board was also given the General Manager's report detailing ongoing projects and any noteworthy property updates.

### TREASURER'S REPORT & FINANCIAL REVIEW

#### **Item: Treasurer's Report**

Director Baluta provided the Treasurer's Report to the Board.

#### **Item: Financials as of May 31<sup>st</sup>, 2021**

The Board received and reviewed the Association's financials dated May 31<sup>st</sup>, 2021.

### NEW BUSINESS / ACTION & DISCUSSION ITEMS

#### **Item: Practice Board Repainting**

A motion was made and seconded to approve the proposal from Signature Painting & Construction to repaint the practice board near the lower tennis courts in the amount of \$2,880.00. **The motion carried unanimously.**

The Board directed management to first have the practice board inspected by a General Contractor prior to painting, to ensure that no plywood is in need of replacement or repair.

#### **Item: Lower Tennis Court Windscreens**

A motion was made and seconded to approve proposal #164 from DH Distribution to replace the lower tennis court windscreens in US Open Blue in the amount of \$6,617.62. **The motion carried unanimously.**

#### **Item: Main Playground Swings**

A motion was made and seconded to delegate a spending authority of \$2,500.00 to the General Manager to replace the main playground swing equipment. **The motion carried unanimously.**

**Item: Pool & Tennis Court Signs**

A motion was made and seconded to delegate a spending authority of \$5,000.00 to Director Kindorf to work with the General Manager to create and install several signs in and around the pool and tennis court facilities. **The motion carried.** Director Fulmore abstained.

**Item: Tree Trimming Proposal – Immediate Needs**

A motion was made and seconded to approve tree trimming proposal #E139118 in the amount of \$31,987.12 and tree removal proposal #E139119 in the amount of \$11,090.56 from Arborwell. **The motion carried unanimously.**

The Board instructed management that it would like every effort made to utilize all wood chips and ensure that they can be left on site so that the disposal fee may be waived on both proposals.

**Item: Pool Furniture**

A motion was made and seconded to approve proposal #00058182 in the amount of \$20,254.41 from Leisure Creations for the purchase of 78 new pieces of pool furniture. **The motion carried unanimously.**

STANDING ITEMS

**Item: Rental Requests**

A motion was made and seconded to approve the following rental request:

- 4483 Deerberry Court

**The motion carried unanimously.**

**Item: Association Committees**

No action was taken at this time.

**Item: Late Fee Waiver Requests**

No action was taken at this time.

**Item: 2021 Reserve Projects Discussion**

The Board reviewed proposed, pending, and ongoing reserve projects for 2021, and updates were provided on their respective statuses. The Board requested that this report be broken out first by status, then location.

**Item: Good of the Order / Director's Comments**

The Good of the Order / Director's Comments portion of the meeting was held for those in attendance.

MOTION TO ADJOURN

There being no further business and no objections, a motion was unanimously carried to adjourn the meeting at 8:50pm.

EXECUTIVE SESSION SUMMARY

*Per Civil Code § 4935(e), any matter which was discussed in Executive Session must be generally noted in the minutes of the immediately following open Board meeting.*

The Board of Directors met in Executive Session on June 24<sup>th</sup>, 2021 and discussed the Walnut Country Preschool lease agreement, the Association's Recreation Director job description and benefits, and a potential schedule for reopening the Clubhouse (based on staffing availability).

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. KINDOLF

Director's Name

BOARD PRESIDENT

Office / Position

M. Kindolf

Signature

7.26.2021

Date