

Notice of Meeting

of the

Cowell Homeowners Association, Inc.

Board of Directors

on

August 26th, 2021 at 7:00pm

via video/ teleconference

Due to the Coronavirus/ COVID-19 concerns, 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.

The Board will be meeting in Executive session at 6:00 pm to discuss legal issues, contract formation, member discipline, personnel and employee 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 July 22nd, 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
- V. New Business/Action & Discussion Items**
 - a. 2022 Reserve Study
 - b. South Slope Tree Work
 - c. Violation Process Discussion
 - d. Drought & Lawn Violation Discussion
 - e. 2021 Financial Statement Audit & Taxes
 - f. Main Pool Chlorine Tab System Ratification
 - g. East Pool Pump Room Rehabilitation Project
 - h. Board Meeting Venue Discussion
 - i. Employee Handbook Revision
 - j. Updated USTA Policy
- 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. Association employees/personnel
- b. Third party vendor contracts