

# COWELL HOMEOWNERS ASSOCIATION, INC.

Annual Meeting of the Members • Thursday, September 23<sup>rd</sup>, 2021

## ANNUAL MEETING MINUTES

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<b>Board Members Present</b>	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

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### CALL TO ORDER

The meeting was called to order at 6:34pm. Per Article 4.6.4 of the Association's Bylaws, there is no quorum requirement for Member attendance at any meeting of the Members held for the purpose of tabulating ballots.

### ANNOUNCE BOARD ELECTION ACCLAMATION RESULTS

This year, four Board of Directors seats were up for election. As only four nominations were received, per the Association's Bylaws this is deemed an election by acclamation and the four nominees will assume the seats at the first Board meeting following the Annual Meeting of the Members.

The following members are hereby deemed elected to the Board of Directors for a two-year term:

- Edward Baluta (incumbent)
- Brian Beckon (incumbent)
- Rebecca D'Lima (incumbent)
- Ken Dixon (incumbent)

### IRS REVENUE RULING 70-604 RESOLUTION

A quorum was not present as required by the Bylaws for a vote of the Membership. The IRS Revenue Ruling 70-604 will instead be discussed by the Board at the upcoming Open Meeting immediately following this Annual Meeting.

### BOARD REPORT

The Board of Directors provided a report to those in attendance highlighting its accomplishments and achievements in the year 2021, including the installation of four new pickleball courts, new pool furniture for all three pools, recarpeting the Clubhouse and Business Office, and new Architectural Committee policies like roofing and exterior paint, to name a few. The Board also discussed upcoming projects and goals for 2022.

### HOMEOWNER'S OPEN FORUM

The Homeowner's Open Forum 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 6:54pm.

BOARD CERTIFICATION

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

M. KINDORF

Director's Name

M. Kindorf

Signature

BOARD POSITION

Office / Position

05 NOV 2024

Date