

# COWELL HOMEOWNERS ASSOCIATION, INC.

Open Session Board of Directors Meeting • Thursday, September 23<sup>rd</sup>, 2021

## BOARD 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 7:01pm. 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 August 26<sup>th</sup>, 2021 Board of Directors meeting. **The motion carried unanimously.**

### COMMITTEE REPORTS

The Board was 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 July 31<sup>st</sup>, 2021**

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

### NEW BUSINESS / ACTION & DISCUSSION ITEMS

#### **Item: IRS Revenue Ruling 70-604 Resolution**

Because a quorum of the Membership was not met during the Annual Meeting of the Members, no motion could be made by the Members regarding IRS Revenue Ruling 70-604. As such, the Board indicated that this item would then be discussed at the subsequent Open Meeting.

A motion was made and seconded to approve rolling over any excess member income (as defined by the IRS) from the current tax year to the next tax year per IRS Revenue Ruling 70-604. **The motion carried unanimously.**

#### **Item: Appoint Officer Positions**

Following the completion of the 2021 Board Election at the Annual Meeting, the Board discussed Officer positions for the 2021-2022 Board term.

A motion was made and seconded to appoint Director Kindorf as President. **The motion carried unanimously.**

A motion was made and seconded to appoint Director Cannon as Vice-President. **The motion carried unanimously.**

A motion was made and seconded to appoint Director Beckon as Secretary. **The motion carried unanimously.**

A motion was made and seconded to appoint Director Baluta as Treasurer. **The motion carried unanimously.**

#### **Item: 2021 Pool Schedule**

The Board discussed the 2021 pool schedule. It was determined that the Board's intent is to close the two side pools later this year when it cools, but to endeavor to keep the Main Pool open until the regular December Board meeting. A motion was made and seconded to delegate the authority to close all three pools for the 2021 swim season to the Board President and General Manger, including the decision to close the Main Pool prior to the December Board meeting if deemed necessary. **The motion carried unanimously.**

#### **Item: Pool Furniture Discussion**

New pool furniture was delivered and installed last month, and all previous pool furniture was consolidated and is currently being stored at the Main Pool. The Board considered available options for what to do with this original furniture now that it was no longer needed.

A motion was made and seconded to have the Association continue to store several pieces (around 10) of original pool furniture for emergencies and backup, and to then permit homeowners to take home up to two pieces per residence. Following this, any furniture left behind is to be donated by the Association. **The motion carried unanimously.**

Management will send a notice to the owners indicating the day and time that the excess furniture may be picked up. An employee of the Association will be present to enforce the limit of two pieces per residence.

#### **South Slope Well Discussion**

The Board reviewed several proposals from water surveyors to assist with the potential project of drilling a new well along the South Slope. The Board would like to further investigate water use reduction in this area, to help make a better determination as to the potential return on investment for drilling a new well in this area.

**This item was tabled.** The General Manager will discuss the HOA's options along the South Slope with the landscaper and will report back to the Board.

#### **2021 Clubhouse Reservations**

After a consideration of the recent developments related to the COVID-19 Delta Variant and the County's increasing restrictions for indoor facilities, a motion was made and seconded to cancel all Clubhouse reservations and to keep the Clubhouse facility closed until the regularly scheduled Board meeting in January of 2022, where it will discuss and re-evaluate its options. **The motion carried unanimously.**

#### **Item: Legal Opinion – Pool/Clubhouse Liability**

A motion was made by Director Fulmore to obtain a legal opinion from the Association's attorney regarding the Association's potential liability should there be an accidental death at the Main Pool due to the lack of a six-foot fence completely enclosing the pool. **The motion died as there was no second.**

#### **Board Meeting Venue Discussion**

The Board discussed what it would take to permit homeowners to watch open Board meetings, if desired, via teleconference once in-person meetings resume. The Board directed management to look into what

equipment would be required and to report back at a future meeting for consideration.

STANDING ITEMS

**Item: Rental Requests**

There was no action at this time.

**Item: Association Committees**

A motion was made to approve the application from homeowner Mark Weinmann to join the Architectural Committee. **The motion died as there was no second; the application is considered denied at this time.**

**Item: Late Fee Waiver Requests**

There was no action 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 8:52pm.

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.

W. KINDER  
Director's Name

M. G.  
Signature

BOARD PRESIDENT  
Office / Position

05 NOV 2021  
Date