

**Notice of Meeting**  
*of the*  
**Cowell Homeowners Association, Inc.**  
**Board of Directors**  
*on*  
**July 28<sup>th</sup>, 2022 at 7:00pm**  
*via video/teleconference*

*Due to the ongoing 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. If you need assistance accessing the meeting via Zoom, contact the General Manager at 925-687-9961, or use the “If Joining by Phone” option below to join the meeting using a standard telephone or cell phone.*

*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 June 23<sup>rd</sup>, 2022 Board Meeting
- III. **Reports**
  - a. Committee/GM Reports
- IV. **Financials**
  - a. Treasurer's Report & Delinquent Accounts/Record Lien Approval (if needed)
  - b. Review Financials as of June 2022
- V. **New Business/Action & Discussion Items**
  - a. Ratify Main Pool Extended Hours
  - b. Clubhouse Reservation Policy
  - c. Clubhouse Schedule
  - d. Curb Stenciling – CHOA Logo
  - e. Cowell Rd Monument Landscape Enhancement Proposal
  - f. Lawn Conversion Project – Cowell Rd Entrance
  - g. Main Playground Drinking Fountain Replacement
  - h. Central Greenbelt Concrete Repair Project
  - i. South Slope Well Discussion
  - j. Pool/Clubhouse Activities & Programs – Water Aerobics, Yoga, Etc
  - k. Signal Distribution Discussion
  - l. 2023 Reserve Study
  - m. 2022 Board Election – Acclamation
    - i. **Qualified Candidates:** Mike Kindorf, Jason Moore, Sandeep Singh
- VI. **Standing Items**
  - a. Rental Requests
  - b. Association Committees
  - c. Late Fee Waiver Requests
  - d. In-Person Meetings
- VII. **Good of the Order – Director Comments**

**The Board will be meeting in Executive session at 6:00pm to discuss potential legal action, contract formation, member discipline, personnel issues, payment plans and collections or foreclosures, including but not limited to the following items:**

- a. Personnel issues
- b. Homeowner discipline
- c. Third party vendor contracts