

COWELL HOMEOWNERS ASSOCIATION, INC.

Open Session Board of Directors Meeting • Thursday, June 23rd, 2022

BOARD MEETING MINUTES

Board Members Present	Mike Kindorf Mike Cannon Brian Beckon Rebecca D'Lima Ken Dixon Jason Moore	President Vice-President Secretary Director at Large Director at Large Director at Large
Board Members Absent	Edward Baluta	Treasurer
Others in Attendance	Bill Mazza of Common Interest Management Services	
Meeting Location	Teleconference	

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 May 26th, 2022 Board of Directors Meeting. **The motion carried unanimously.**

COMMITTEE REPORTS

Committee Chair Dixon provided the Board with an update from the most recent Architectural Committee meeting. 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

The Treasurer's Report was provided to the Board.

Item: Financials as of May 31st, 2022

The Board received and reviewed the Association's financials dated May 31st, 2022.

NEW BUSINESS / ACTION & DISCUSSION ITEMS

Item: City of Concord Thanksgiving 5K Request

The city of Concord is requesting to utilize a portion of Common Area for their Annual 5K "Turkey Trot". They would like to use the greenbelt walkway located between Weeping Spruce Ct and Leatherwood Ct on the morning of Thanksgiving for approximately 1-2 hours. A motion was made and seconded to approve the City's request to utilize this portion of Common Area between Weeping Spruce Ct and Leatherwood Ct for the annual 5K Turkey Trot. **The motion carried unanimously.**

Item: Cowell Rd Monument Landscaping

The Board reviewed a proposal from Mike McCall Landscape for improvements to the Cowell Rd monument at the west entrance to the Association. The Board requested a revised proposal that utilizes perennials or more permanent plants and shrubs, rather than annual plants that require frequent replacing.

Item: Clubhouse/Preschool Frontage Landscape

Management brought several landscaped areas to the Board's attention that are good candidates for upgrades or enhancements, including the Clubhouse frontage landscape along S. Larwin Ave on the south side of the wrought iron fencing, and the frontage landscaping near the Preschool along Oakbrook Ct, including the sloped area that abuts the building.

The Board indicated that it was in favor of considering bids for upgrades and enhancements to this area, and directed management to begin working with the landscapers to prepare proposals for review.

Item: Weed Abatement Discussion

The Board discussed their preference in how to approach weed abatement; namely the use of pesticides/herbicides versus manual removal (mowing, hand pulling, etc). No motion was made at this time, but the Board indicated to management that, notwithstanding a large disparity in cost, it would always prefer manual removal over the use of pesticides or herbicides.

Management will work with the landscapers to confirm which areas of weed abatement will come at an additional cost, and what the difference in cost will be between pesticides/herbicides and manual removal.

Item: Common Area Light Fixtures

The two delegated Board members recently approved a proposal for replacing twelve failing or concerning Common Area light poles. As that project is likely weeks away due to supply chain delays, management requested the Board to consider also replacing the light fixtures for these poles, as this would be an ideal time to undertake such a project.

The Board requested that management obtain multiple light pole fixture options to consider, as well as physical samples, if able. The Board directed management to gather the necessary information for consideration at the regular July Board meeting.

Item: In-Person Board Meetings

The Board discussed the possibility of returning to in-person Board meetings. It discussed the idea of quarterly in-person meetings, with meetings in-between continuing to be held via Zoom.

The Board requested that this item remain on future agendas, so that it may make a decision at that time regarding the next regularly scheduled meeting and provide the General Manager with 30-day notice to prepare. The Board also indicated that it would be ideal to hold the annual budget meeting in-person, if possible.

STANDING ITEMS**Item: Rental Requests**

No action taken.

Item: Association Committees

No action taken.

Item: Late Fee Waiver Requests

A motion was made and seconded to approval a late fee waiver request from 1310 Rising Dawn Lane in the amount of \$10.00. **The motion carried.** Director Cannon dissented.

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 8:39pm.

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 23rd, 2022 to discuss the hiring of new Clubhouse staff and a lifeguard, as well as the Association's policy regarding clubhouse rentals and the historical requirement of security guards at private events where alcohol was being served. Three new staff members were hired and the Board determined that, for the time being, no security is required to be present at private Clubhouse reservations where alcohol is being served.

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. KINDORF

Director's Name

M. Kindorf

Signature

BOARD PRESIDENT

Office / Position

8.1.2022

Date