

Notice of Meeting
of the
Cowell Homeowners Association, Inc.
Board of Directors

on
August 25th, 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 on August 24th and August 25th 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 28th, 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 July 2022
- V. New Business/Action & Discussion Items**
 - a. 2022 Annual Meeting Date
 - b. AB 3182 CC&R Amendment (Rental Restrictions)
 - c. CPA Engagement Letter
 - d. Ratify Preschool Flooring Replacement
 - e. Social Events / Activities Committee
 - f. 2023 Tree Work & Arborist
 - g. Clubhouse Hours & Usage
 - h. Security Patrol Discussion
- 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