

COWELL HOMEOWNERS ASSOCIATION, INC.

Open Session Board of Directors Meeting • Thursday, October 27th, 2022

BOARD MEETING MINUTES

Board Members Present	Mike Kindorf	President
	Edward Baluta	Treasurer
	Brian Beckon	Secretary
	Rebecca D'Lima	Director at Large
	Ken Dixon	Director at Large
	Jason Moore	Director at Large
	Sandeep Singh	Director at Large

Others in Attendance Bill Mazza of Common Interest Management Services

Meeting Location Teleconference

CALL TO ORDER

The meeting was called to order at 7:04pm. 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 September 8th, 2022 Board of Directors Meeting. **The motion carried.** Director Baluta abstained as he was not present for this meeting, and Director Singh abstained as he was not yet a Board member at this time.

A motion was made and seconded to approve the minutes from the September 22nd, 2022 Annual Meeting of the Members. **The motion carried.** Director Moore abstained as he was not present for this meeting, and Director Singh abstained as he was not yet a Board member at this time.

A motion was made and seconded to approve the minutes from the September 22nd, 2022 Board of Directors Meeting. **The motion carried.** Director Moore abstained as he was not present for this meeting.

COMMITTEE REPORTS

Committee Chair Dixon provided the Board with an update from the most recent Architectural Committee meeting, and the Landscape Committee Chair provided an update on their current projects. 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: Collections Action

A motion was made and seconded to approve sending the following delinquent accounts to collections for non-payment of assessments should they not be brought current by December 1st, 2022:

- Account #075445034
- Account #075444999
- Account #075429768

The motion carried unanimously.

Item: Financials as of September 30th, 2022.

The Board received and reviewed the Association's financials dated September 30th, 2022.

NEW BUSINESS / ACTION & DISCUSSION ITEMS

Item: Appoint Officer Positions

As the 2022 Board Election has come to a close, the Board discussed officer positions for the 2022-2023 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 Dixon 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: Main Pool Heating

At the previous meeting, the Board approved keeping the Main Pool open during the winter but turning off the heaters on November 1st, weather pending. The Board discussed this schedule and would like to extend this deadline and continue heating the Main Pool as long as the weather permits.

A motion was made and seconded to continue heating the Main Pool into November and to delegate the authority to turn off the heat for the Main Pool for the 2022 swim season to the General Manager. **The motion carried unanimously.**

The General Manager will continue to monitor the weather and overall pool usage to make a determination as to when to cease heating the Main Pool for the winter.

Item: Signal Advertising Rates

Now that the *Signal* has resumed physical distribution, the Board discussed updating the advertising rates. A motion was made and seconded to approve the following advertising rates for the *Signal* effective immediately:

- **Quarter Page Ad:** \$100 per month
- **Half Page Ad:** \$150 per month
- **Full Page Insert:** \$250 one-sided / \$350 two-sided per month

The motion carried unanimously. All payments are to be made to the Association directly and full page inserts will no longer be sent directly to the printer.

Item: 2023 Activities Committee Budget

The Board discussed the budget for 2023 events as presented by the Activities Committee. A motion was made and seconded to approve a budget of \$20,000.00 for Association-sponsored events in 2023. **The motion carried.** Director Baluta opposed.

Item: Central Water Tank Booster Pumps

Both booster pumps for the central water tank have failed and are in need of replacement. The Board reviewed a proposal from PumpMan Norcal, who is recommending an alternative Variable Frequency

Drive (VFD) pump rather than simply replacing our existing booster pumps.

The Board directed management to ask PumpMan NorCal if they could attend our next regularly scheduled Board meeting to discuss their recommendation in person and answer any questions that the Board may have. The Board also directed management to work on obtaining a second opinion from other pump/well vendors in the area.

Item: Common Area Light Fixtures

The Board continued its discussion of potential replacement light fixtures for the Common Area light poles. Earlier this year the Board approved the replacement of 12 failed light poles. The intent behind this discussion is to select a light fixture model that will be used for all future replacement or new light poles (including the 12 poles scheduled to be replaced shortly), so that all common area light fixtures are uniform.

The Board reviewed several options presented by the vendor who will be performing the light pole replacement work. The Board indicated that it preferred two options:

- RAB Model #ALED5T52Y
- Zuma Lighting City Center Series Model #3F

Management will obtain additional information from the vendor for these models, including a comparison between the two as well as an installation proposal for review at the next meeting.

Item: Common Area Benches

Director D'Lima provided the Board with the Landscape Committee's feedback regarding the current condition of all Common Area benches, as well as ideas for possible new bench installation locations.

The Board directed management to include an article in the upcoming *Signal* requesting feedback from residents for potential locations for new benches. The Board also directed management to work with Director D'Lima to obtain a proposal for the installation of a new bench near Smoke Tree Ct, to be reviewed at a subsequent meeting.

STANDING ITEMS

Item: Rental Requests

A motion was made and seconded to approve the following rental requests:

- 4413 Black Walnut Ct
- 4417 Corkwood Ct

The motion carried unanimously.

Item: Association Committees

The Board discussed the current Committee Chairs. Director Dixon indicated that he would step down as Architectural Committee Chairperson if another Board member was interested; Director Moore volunteered to step in.

A motion was made and seconded to appoint Director Moore as Architectural Committee Chairperson. **The motion carried unanimously.** Director Moore will work with Director Dixon and the General Manager for assistance with this transition.

Director Singh also indicated that he would consider stepping in as Chairperson for the Landscape Committee if Director D'Lima would like to step down. Director Singh will work with Director D'Lima and attend future Landscape Committee meetings to better understand the position, and the appointment will be made in a regular Board meeting if both Director D'Lima and Director Singh so desire.

Item: Late Fee Waiver Requests

No action taken.

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 8:59pm.

EXECUTIVE SESSION SUMMARY

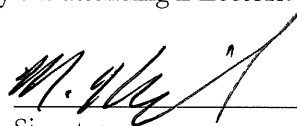
Per Civil Code § 4935(e), any matter which was discussed in Executive Session must be generally noted in the minutes of the immediately following open Board meeting.

The Board of Directors met in Executive Session on October 27th, 2022 to discuss the 2023 Walnut Country Swim Team lease agreement, a request for reduction in 2023 rent for Walnut Country Preschool, and the contract with Sun Pointe Services for the East & West Pool pump room rehab projects.

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. KINDORI
Director's Name


Signature

BOARD PRESIDENT
Office / Position

12.07.2022
Date