

COWELL HOMEOWNERS ASSOCIATION, INC.

Open Session Board of Directors Meeting • Wednesday, January 4th, 2023

BOARD MEETING MINUTES

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

Others in Attendance Bill Mazza of Common Interest Management Services
Dustie Rushing of DR Tree Services

Meeting Location Teleconference

CALL TO ORDER

The meeting was called to order at 6:02pm. It was determined that a quorum was present.

HOMEOWNER'S OPEN FORUM

The Homeowner's Open Forum was held for those in attendance.

NEW BUSINESS / ACTION & DISCUSSION ITEMS

Item: Winter 2023 Tree Care

The Board's contracted arborist, Dustie Rushing, was in attendance and presented her 2023 Winter Tree Care plan and discussed the nine scopes of work she created that were bid on by competing vendors. These scopes were separated by trimming and removal, then into priority levels one through three, depending on the urgency or level of concern.

A motion was made and seconded to approve the following proposals for tree work to take place in early 2023:

- Tree West proposal #15952 in the amount of \$20,010.00 (priority 1 greenbelt pruning)
- Tree West proposal #15946 in the amount of \$2,325.00 (priority 2 perimeter pruning)
- Hercules Tree Service proposal #202212300 in the amount of \$18,900.00 (priority 1 greenbelt tree removals due to safety/hazards)
- Hercules Tree Service proposal #202212301 in the amount of \$4,800.00 (priority 1 greenbelt tree removals due to poor health)
- Hercules Tree Service proposal #202212306 in the amount of \$8,700.00 (priority 1 south slope tree removals and pruning)
- Hercules Tree Service proposal #202212303 in the amount of \$4,900.00 (priority 2 tree removals due to poor health)
- Hercules Tree Service proposal #202212302 in the amount of \$4,500.00 (priority 2 tree removals due to safety/hazards)
- Hercules Tree Service proposal #20230104 in the amount of \$5,900.00 (priority 1 and 2 tree removal stump grinding service)

The motion carried unanimously. Management will work with both Tree West and Hercules Tree Service to ensure that all work is completed prior to the start of nesting season.

MOTION TO ADJOURN

There being no further business and no objections, a motion was unanimously carried to adjourn the meeting at 6:52pm.

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.

M. KINDORF

Director's Name

BOARD PRESIDENT

Office / Position

M. Kindorf

Signature

06 FEB 2023

Date