

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

on

Thursday, March 23rd, 2023 at 7:00pm

located at the

Cowell HOA Business Office
4498 Lawson Ct – Concord, CA

We will also be making the meeting available for homeowners to view in real time via Zoom. There is a chance that we may run into technical difficulties and not be able to permit those attending via Zoom to speak during the Homeowner's Open Forum. While we are doing our best to permit those attending via Zoom to be able to comment, we encourage any owner who has a comment for the Board to either attend the meeting in person or send the General Manager an email ahead of time to be read aloud.

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

The Board will be meeting in Executive session the same day 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.

Board Meeting Agenda

- I. Homeowner's Open Forum**
- II. Approval of Minutes**
 - a. Minutes from the February 23, 2023 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 February 2023
- V. New Business/Action & Discussion Items**
 - a. Tree Replanting Discussion
 - b. South Slope Fescue Removal
 - c. Activities/Events Committee
 - d. Lot Rental Policy
 - e. Third-Party Clubhouse Reservation Policy
 - f. Common Area Benches
 - g. Summer Tennis Camp
 - h. Main Pool Gas Line
- VI. Standing Items**
 - a. Rental Requests
 - b. Association Committees
 - c. Late Fee Waiver Requests
- 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. Third party contracts – Preschool 2024-2026 Lease Agreement
- b. Employee Hiring