

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

*on*

**Thursday, July 27<sup>th</sup>, 2023 at 7:00pm**

*located at the*

**Cowell HOA Business Office**  
**4498 Lawson Ct – Concord, CA**

**We are also still making this meeting available to  
watch and participate via Zoom!**

*There is always 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 June 23<sup>rd</sup>, 2023 Board Meeting
- III. Reports**
  - a. Committee/GM Reports
  - b. Events Committee Minutes
- IV. Financials**
  - a. Treasurer's Report & Delinquent Accounts/Record Lien Approval (if needed)
  - b. Review Financials as of June 2023
- V. New Business/Action & Discussion Items**
  - a. 2023 Board Election – Acclamation
    - i. **Qualified Candidates:** Edward Baluta, Brian Beckon, Rebecca D'Lima, and Ken Dixon
  - b. 2023 Concord Turkey Trot 5k
  - c. Pickleball Round Robin Tournament
  - d. 2024 Reserve Study
  - e. Central Well Booster Pumps
  - f. Heritage Valley Oak Tree Update
  - g. Greenbelt Stage Project
  - h. South Slope Fescue Removal Project
  - i. Reimbursement Request: 4400 Water Oak Ct (tenant)
- 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. Employee salaries
- b. Homeowner discipline and hearings
- c. CHOA tennis pro contract / personnel discussion