

# COWELL HOMEOWNERS ASSOCIATION, INC.

Open Session Board of Directors Meeting • Thursday, June 22<sup>nd</sup>, 2023

## BOARD MEETING MINUTES

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<b>Board Members Present</b>	Mike Kindorf Ken Dixon Brian Beckon Rebecca D’Lima Sandeep Singh	President Vice President Secretary Director at Large Director at Large
<b>Board Members Absent</b>	Edward Baluta Jason Moore	Treasurer Director at Large
<b>Others in Attendance</b>	Cindy Krishna of Common Interest Management Services	
<b>Meeting Location</b>	Teleconference	

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### CALL TO ORDER

The meeting was called to order at 7:03pm. 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 April 27<sup>th</sup>, 2023 Board of Directors Meeting. **The motion carried unanimously.**

A motion was made and seconded to approve the minutes from the April 27<sup>th</sup>, 2023 Board of Directors Executive Session meeting. **The motion carried unanimously.**

### COMMITTEE REPORTS

The Board was provided 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 not provided to the Board as Treasurer Baluta was absent from the meeting.

#### **Item: Financials as of May 2023**

The Board received and reviewed the Association’s financials dated April 30, 2023 and May 31, 2023.

### NEW BUSINESS / ACTION & DISCUSSION ITEMS

#### **Item: Pool Signs**

The Board reviewed a request from a homeowner to post signs inside the pool that states the hours of the pool to ensure residents leave on time.

The Board directed management to obtain proposals to add a voice announcement at the East and West pools when the pool closes at 8pm in addition to the signs being added. Also include the reminder in the next eSignal.

#### **Item: Green Belt Stage**

The Board reviewed and discussed the Green Belt Stage plan provided by Bill Manfredi. President Kindorf and Vice President Dixon would like to meet vendor onsite to visually see how the stage will

look.

**Item: Preschool Cabinets and Countertops Replacements**

A motion was made and seconded to approve the proposal from Steadfast Construction Services Inc. to remove and replace the cabinets and countertops at the preschool in the amount of \$24,948.00. **The motion carried unanimously.**

**Item: Aqua Instructor**

The Board reviewed a proposal from Aqua Instructor, Elena Summers. The cost will be \$8.00 per person paid by the participants directly to the instructor on the day of each class.

The Board directed management to enable an agreement and a motion was made and seconded for the Association to pay for the first class at a cost NTE \$150.00. **The motion carried unanimously.**

**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 8:10pm.

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 did not meet for an Executive Session for the month of June due to there being no matters that needed to be discussed.

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.

MICHAEL KINDORF

Director's Name

M. Kindorf

Signature

BOARD PRESIDENT

Office / Position

27 JUL 2023

Date