

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

*on*

**Thursday, March 28<sup>th</sup>, 2024 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. The Board will also be meeting in Executive Session on March 27<sup>th</sup>, 2024 at 6:00pm at the CHOA Business Office to hold a homeowner disciplinary hearing for three homeowners. 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. February 22<sup>nd</sup>, 2024 Board Meeting Minutes
- III. Reports**
  - a. Committee/GM Reports
  - b. March Events Committee Meeting Minutes
- IV. Financials**
  - a. Treasurer's Report & Delinquent Accounts/Record Lien Approval (if needed)
  - b. Review Financials as of February 2024
- V. New Business/Action & Discussion Items**
  - a. 2023 CPA Audit and Draft Financial Statements
  - b. Ratify Clubhouse Roof Repairs
  - c. 2025 Reserve Study
  - d. 2024 Board Election: Inspector of Elections
  - e. Signal Advertising Rates and Print Options
  - f. 2024 Water Aerobics Classes
  - g. Clubhouse Furniture & Painting
  - h. 2024 Winter Festival Discussion
  - i. ID Badge & Guest Pass Discussion
  - j. East and West Entrance Monument Lights/Power
  - k. Tree Preventative Health Care Proposal (Updated)
  - l. Eucalyptus Tree Removal Discussion: #61, #62, and #63
- 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. Homeowner discipline/hearing scheduling and violation review

**The Board will be meeting in Executive Session on March 27<sup>th</sup>, 2024 at 6:00pm at the CHOA Business Office to hold a homeowner disciplinary hearing.**