

COWELL HOMEOWNERS ASSOCIATION, INC.

Open Session Board of Directors Meeting • Thursday, May 23rd, 2024

BOARD MEETING MINUTES

Board Members Present	Mike Kindorf Brian Beckon Edward Baluta Rebecca D’Lima Sandeep Singh	President Secretary Treasurer Director at Large Director at Large
Board Members Absent	Ken Dixon Jason Moore	Vice President Director at Large
Others in Attendance	Bill Mazza of Common Interest Management Services	
Meeting Location	Cowell Homeowners Association, Inc. Business Office 4498 Lawson Ct, Concord CA 94521	

CALL TO ORDER

The meeting was called to order at 7:02pm. 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 25th, 2024 Board of Directors meeting. **The motion carried.** Directors Beckon and Singh abstained as they were not present for this April meeting.

COMMITTEE REPORTS

The Board was provided with the General Manager’s report detailing ongoing projects and noteworthy property updates, and reviewed the minutes from the most recent Events Committee meeting.

TREASURER’S REPORT & FINANCIAL REVIEW

Item: Treasurer’s Report

The Treasurer’s Report was provided to the Board.

Item: Financials as of April 2024

The Board received and reviewed the Association’s financials dated April 30th, 2024.

NEW BUSINESS / ACTION & DISCUSSION ITEMS

Item: 2024 Concord Turkey Trot

The Board reviewed a request to utilize a portion of the Association’s Common Area for the upcoming city of Concord Thanksgiving 5k Turkey Trot, held on Thanksgiving morning for approximately 1-2 hours, similar to the requests that were approved in 2022 and 2023.

A motion was made and seconded to approve the city’s request to utilize the Common Area greenbelt pathways between Black Walnut Ct and Sweet Shrub Ct for the annual 5k Turkey Trot held on Thanksgiving morning. **The motion carried unanimously.**

Item: Ultrasonic Light Pole Inspection

The Board reviewed a proposal to perform another round of ultrasonic light pole inspections on the 39 metal light poles throughout the common area. This inspection was last conducted in 2022, and 12 metal poles were replaced as a result of the findings. The remaining 39 were deemed to be in good health at that time.

The Board directed management to obtain additional information about a recommended schedule for light pole inspections from the vendor, and to consider another inspection next year. The Board also requested that replacing more existing light poles be added to the June meeting's agenda.

Item: Common Area Solar Panels

The Board discussed options for solar panels throughout the common area, including near the Clubhouse and in some of the open space or grassy areas of the greenbelt. The Board directed management to look into a solar panel feasibility study for several locations throughout the common area.

Item: Clubhouse & Preschool rodent Prevention Proposal

A motion was made and seconded to approve proposal #3817 from Got Rats Rodent Proofing Inc. to provide rodent prevention services at the Clubhouse and Preschool in the amount of \$4,500.00. **The motion carried unanimously.**

Item: Main Playground Surface & Design Discussion

The Board reviewed the Main Playground surface testing report provided by Bay Area Playground Inspections, who performed a Triax test on the rubber and sand playground surfaces. The Board also discussed several options for replacing the safety surface material.

A motion was made and seconded to delegate the authority to develop a scope of work for replacing the Main Playground safety surface material to directors D'Lima and Singh. **The motion carried unanimously.**

STANDING ITEMS

Item: Rental Requests

No action taken.

Item: Association Committees

No action taken.

Item: Late Fee Waiver Requests

A motion was made and seconded to deny the late fee waiver request in the amount of \$20.00 for the owner of 4394 N. Red Maple ct. **The motion carried unanimously.**

Item: Tennis Pro Clinic Requests

A motion was made and seconded to approve the following Tennis Pro Clinic request:

- **Tennis Pro:** Thor Schreck
- **Season:** Summer (June-August)
- **Number of Clinics:** 3
- **Clinic Schedule:**
 - **Thursdays** | 4pm to 5pm | Ages 5-11 | 4 to 8 participants
 - **Fridays** | 4pm to 5pm | Middle School students | 4 to 8 participants
 - **Fridays** | 5pm to 6:30pm | High School students | 4 to 8 participants

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 8:17pm.

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 met in Executive Session on May 23rd, 2024 where it agreed to schedule a disciplinary hearing for an owner currently in violation of the governing documents, and reviewed a follow up request from an owner whose common area use privileges were temporarily revoked after a disciplinary hearing was held on March 27th, 2024.

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 JUNE 2024

Date