

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

on

Thursday, August 22nd, 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. 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. July 25th, 2024 Board of Directors 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 July 2024
- V. New Business/Action & Discussion Items**
 - a. Main Pool Project: Construction Management Contract
 - b. 2024 Financial Audit & Tax Prep
 - c. Fall 2024 Tree Care
 - d. Employee Benefits: Paid Time Off
 - e. CHOA Employee Handbook Update
 - f. Common Area Landscape: Pesticides & Gas Powered Equipment
 - g. Third-Party Violation Inspections Update
 - h. Clubhouse Reservation Request: Thursday, September 12
- VI. Standing Items**
 - a. Rental Requests
 - b. Association Committees
 - c. Late Fee Waiver Requests
 - d. Tennis Pro Clinic 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 – follow up after a disciplinary hearing
- b. Schedule disciplinary hearings