

BOARD OF DIRECTORS ELECTION

NOTICE OF ELECTION BY ACCLAMATION

September 6th, 2024

Dear Homeowner,

June 22nd, 2024 was the deadline for receiving nominations for candidates in the upcoming election of directors. There are 3 positions to be filled on the Board. As of the deadline, 2 qualified candidates were nominated.

California Civil Code provides if the number of qualified candidates is not more than the number of vacancies to be elected, as determined by the inspector(s) of the elections, the Association may consider the qualified candidates elected by acclamation. In accordance with California Civil Code, the Board of Directors met on June 27th, 2024 and approved the election by acclamation of the following qualified candidates:

- Mike Kindorf
- Jason Moore

A copy of the Candidate Registration List is enclosed with this Notice. The terms for the elected candidates will begin following the Annual Meeting.

Regards,

Cowell Homeowners Association, Inc. Board of Directors

HOW TO SIGN UP FOR THE eSIGNAL

The *eSignal* is CHOA's email newsletter and update system that is sent to all residents a few times a month with brief, pertinent details as needed – including common area news and info like pool schedule changes, Board meeting schedules and agendas, and happenings throughout the community. Any resident can sign up by visiting www.walnutcountry.com/esignal.

ACCESS YOUR HOA ACCOUNT ONLINE USING THE PORTAL

All CHOA homeowners can use the Common Interest *Homeowner Portal* to access their Association account online and view their current balance, make a one-time payment, set up automatic payments, and download past and current HOA statements. **This is the ONLY place where you can sign up for true automatic payments that will adjust automatically if the monthly assessment amount ever changes!**

The Portal is located at this web address: <https://portal.commoninterest.com>

If you have never created an account for the Portal, you will need to sign up using your account number (located on your monthly HOA statements) as well as a Registration Key (this is **not** located on your monthly HOA billing statement). Registration keys are mailed to all new owners.

Please email businessoffice@walnutcountry.com if you need your account number or Registration Key.

NOTE: The monthly billing statements you receive include a "Registration ID" – this is **not** your registration key that's needed for the Portal. This is a separate number that is used by the third-party that produces these monthly billing statements, and will allow you to sign up for electronic statements in lieu of a physical copy.

Notice of Annual Meeting of the Members
of
Cowell Homeowners Association, Inc.

on

Thursday, September 26, 2024 at 6:30pm

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

Annual Meeting Agenda

- I. Call to Order**
- II. Announce Board Election Acclamation Results**
- III. IRS Revenue Ruling 70-604 Resolution**
- IV. Board Report**
- V. Homeowner's Open Forum**
- VI. Adjournment**

CERTIFICATE OF CANDIDATE REGISTRATION LIST

I, Brian Beckon, am the Secretary of Cowell Homeowners Association, Inc.

I HEREBY CERTIFY:

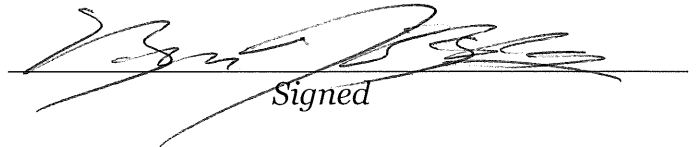
That my duties include receiving nominations of candidates mailed or delivered to the Association and confirming or causing to be confirmed that nominees satisfy the qualifications to serve on the Board as provided in the Bylaws and Election Rules of the Association; and

That the following Candidate Registration List contains a full and complete list of qualified candidate nominations received by the Association on or before June 22nd, 2024, the deadline established by the Board of Directors for receipt of nominations for the annual election of directors of the Association.

Candidate Registration List:

- Mike Kindorf
- Jason Moore

Executed this 25th day of July, 2024.


Signed