

# COWELL HOMEOWNERS ASSOCIATION, INC.

Open Session Board of Directors Meeting • Thursday, September 4<sup>th</sup>, 2024

## BOARD MEETING MINUTES

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

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### CALL TO ORDER

The meeting was called to order at 6:03pm. It was determined that a quorum was present.

### HOMEOWNER'S OPEN FORUM

The Homeowner's Open Forum was held for those in attendance.

### NEW BUSINESS / ACTION & DISCUSSION ITEMS

#### **Item: 2025 Reserve Study**

The Board reviewed the draft 2025 Reserve Study as presented by management and Reserve Analysis Consulting, with a focus on funding for the upcoming Main Pool repair/rebuild project currently scheduled for 2026. Ultimately, the Board directed management to obtain several updated funding plans from the reserve analyst to review at a meeting later this month, prior to the 2025 annual budget meeting.

### MOTION TO ADJOURN

There being no further business and no objections, a motion was unanimously carried to adjourn the meeting at 8:07pm.

### 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.

M. KINDORF

Director's Name

M. Kindorf

Signature

BOARD PRESIDENT

Office / Position

10-28-2024

Date