

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

*on*

**Thursday, December 5<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. 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. October 24<sup>th</sup>, 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 October, 2024
- V. New Business/Action & Discussion Items**
  - a. Ratify Main Playground Resurfacing Change Orders
  - b. Greenbelt Lawn Overseeding
  - c. CHOA Activities Review – Water Aerobics, Yoga, Arts & Crafts
  - d. Water Aerobics 2025 Schedule
  - e. Clubhouse Key Fob Readers Discussion
  - f. Rules & Regulations Revision Project Discussion
- 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 disciplinary hearings and legal fee reimbursement
- b. Employee salaries
- c. WCST 2026-2028 Lease Agreement preliminary discussion