

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

*on*

**Thursday, February 27<sup>th</sup>, 2025 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. January 23<sup>rd</sup>, 2025 Board of Directors Draft Meeting Minutes
- III. Reports**
  - a. Committee/GM Reports
- IV. Financials**
  - a. Treasurer's Report & Delinquent Accounts/Record Lien Approval (if needed)
  - b. Review Financials as of January 2025
- V. New Business/Action & Discussion Items**
  - a. Architectural Application Appeal: 4494 Adelia Ct
  - b. 2025 Pool Heating Schedule
  - c. 2024 Draft Financial Statements & Audit
  - d. Clubhouse Furniture Replacement Ratification
  - e. 2026 Reserve Study Proposal
  - f. Architectural Committee Chair Discussion
  - g. Main Playground Shade Sail Repairs
  - h. Landscape Consultant / Turf Reduction Discussion
  - i. Central Greenbelt Well & Pump Recommended Rehab
- 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. Two disciplinary hearings for properties with outstanding violations
- b. Walnut Country Preschool lease renewal discussion
- c. Homeowner shared fence maintenance disciplinary discussion
- d. Discussion of a property still out of compliance after a disciplinary hearing and fines