

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

*on*  
**Thursday, August 28<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 5:45 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 28<sup>th</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 July 2025
- V. New Business/Action & Discussion Items**
  - a. Vacant Board Positions – Conduct Candidate Interviews & Appoint Directors
  - b. 2025 Financial Audit & Tax Prep Engagement Letter
  - c. Dirt Bikes / E-Bikes on the Greenbelt
  - d. Architectural Application Appeal: 4408 Red Maple Ct (Roof)
  - e. Greenbelt Lawn Overseeding Proposal
  - f. Clubhouse Balcony Deck Recoating Proposals
  - g. 2025 Reserve Study & Funding Plan
- 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 5:45pm 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. Discussion regarding Common Interest Management Services 2026 contract rate
- b. Disciplinary hearing with owner alleged to be providing paid, private swim lessons at the Association pools
- c. Disciplinary hearing with owner whose property is in violation of the governing documents (weeds, front yard landscaping, etc.)
- d. Disciplinary hearing with owner housing a resident who has been seen riding an electronic or motorized bike/dirt bike on the Common Areas
- e. Discussion regarding Events Coordinator workload/approved hours for 2025 and 2026