

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

on
Thursday, October 23rd, 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. September 25th, 2025 Annual Meeting of the Members Draft Minutes
 - b. September 25th, 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 September 2025
- V. New Business/Action & Discussion Items**
 - a. Pickleball Courts & Sound Mitigation Discussion (Continued)
 - b. Main Pool Rehab/Rebuild Project – Layout & Construction Drawings Discussion
 - c. Clubhouse/Pool Security Camera System 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. Disciplinary hearing with owner for outstanding landscaping/weeds violation
- b. Disciplinary hearing with owner for damaged/broken garage door
- c. Violation fine waiver request
- d. Discuss disciplinary issues with three resident teenagers at the Clubhouse
- e. Walnut Country Swim Team lease renewal discussion