

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

on
Thursday, December 4th, 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. October 23rd, 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 October 2025
- V. New Business/Action & Discussion Items**
 - a. Pickleball Sound Mitigation Panels Purchase & Ratification
 - b. Lower Pickleball Court Fence Repairs
 - c. 2026 Walnut Country Swim Team Schedule
 - d. Main Pool Rehab/Rebuild Project
 - i. Construction Start Date
 - ii. Discussion of Removal of Tree in Corner (Lawson Side)
 - iii. Shade Cover & Solar Panels
 - e. Heritage Tree Grove Project Discussion
 - f. Assembly Bill 130 – Violation Fine Schedule & Enforcement Policy
 - g. Rules Enforcement & Violation Inspections 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. Employee salaries & bonuses
- b. Discussion regarding outstanding landscaping violation
- c. Contract discussion for association violation software