

COWELL HOMEOWNERS ASSOCIATION, INC.

Annual Meeting of the Members • Thursday, September 25th, 2025

ANNUAL MEETING MINUTES

Board Members Present	Mike Kindorf Ken Dixon Edward Baluta Rebecca D'Lima Alap Dave Mike Liebe	President Vice President Treasurer Director at Large Director at Large Director at Large
Board Members Absent	Brian Beckon	Secretary
Others in Attendance	Bill Mazza of Common Interest Management Services	
Meeting Location	Cowell Homeowners Association, Inc. Business Office 4498 Lawson Ct, Concord CA 94521	

CALL TO ORDER

The meeting was called to order at 6:35pm. Per Article 4.6.4 of the Association's Bylaws, there is no quorum requirement for Member attendance at any meeting of the Members held for the purpose of tabulating ballots.

ANNOUNCE BOARD ELECTION ACCLAMATION RESULTS

This year, four Board of Directors seats were up for election. As only four nominations were received, per the Association's Bylaws this is deemed an election by acclamation and the four nominees will assume the seats at the first Board meeting following the Annual Meeting of the Members.

The following members are hereby deemed elected to the Board of Directors for a two-year term:

- Edward Baluta (incumbent)
- Ken Dixon (incumbent)
- Brian Beckon (incumbent)
- Rebecca D'Lima (incumbent)

IRS REVENUE RULING 70-604 RESOLUTION

A quorum was not present as required by the Bylaws for a vote of the Membership. The IRS Revenue Ruling 70-604 will instead be discussed by the Board at the upcoming Open Meeting immediately following this Annual Meeting.

BOARD REPORT

The Board of Directors provided a report to those in attendance highlighting its accomplishments and achievements so far in 2025.

HOMEOWNER'S OPEN FORUM

The Homeowner's Open Forum was held for those in attendance.

MOTION TO ADJOURN

There being no further business and no objections, a motion was unanimously carried to adjourn the meeting at 6:47pm.

BOARD CERTIFICATION

I do hereby certify that the foregoing is a true and correct copy of the Minutes of the Cowell Homeowners Association Annual Meeting of the Members as approved by the attending Directors.

MICHAEL KINDORF
Director's Name

M. Kindorf
Signature

BOARD PRESIDENT
Office / Position

24 NOV 2025
Date