

COWELL HOMEOWNERS ASSOCIATION, INC.
Open Session Board of Directors Meeting • Thursday, October 23rd, 2025

BOARD MEETING MINUTES

Board Members Present	Mike Kindorf	President
	Ken Dixon	Vice President
	Brian Beckon	Secretary
	Edward Baluta	Treasurer
	Rebecca D'Lima	Director at Large
	Alap Dave	Director at Large
	Mike Liebe	Director at Large

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 7:00pm. It was determined that a quorum was present.

HOMEOWNER'S OPEN FORUM

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

APPROVAL OF MINUTES

A motion was made and seconded to approve the minutes of the September 25th, 2025 Annual Meeting of the Members. **The motion carried.** Director Beckon abstained as he was not present for this meeting.

A motion was made and seconded to approve the minutes of the September 25th, 2025 Board of Directors meeting. **The motion carried.** Director Beckon abstained as he was not present for this meeting.

COMMITTEE REPORTS

The Board was provided with the General Manager's report detailing ongoing projects and noteworthy property updates, as well as a summary of the most recent Architectural Committee meeting. Committee Chairperson Birch presented the Board with information regarding remaining 2025 events and upcoming events scheduled for early 2026.

TREASURER'S REPORT & FINANCIAL REVIEW

Item: Treasurer's Report

The Treasurer's Report was provided to the Board.

Item: Financials as of September 2025

The Board received and reviewed the Association's financials dated September 30th, 2025.

NEW BUSINESS / ACTION & DISCUSSION ITEMS

Item: Pickleball Courts & Sound Mitigation Discussion (Continued)

Following the September Board meeting, Directors D'Lima, Kindorf, and Liebe met with pickleball sound mitigation specialist Bob Unetich to discuss feedback and recommendations for reducing noise around the Association's pickleball courts. Information and suggestions from this meeting were then relayed to the Board along with a recording of this meeting.

After a discussion of available options and consideration of how impactful pickleball noise has been to surrounding residents since the courts were installed several years ago, a motion was made and seconded to delegate a spending authority of \$17,000.00 to Directors Kindorf and D'Lima to order the most appropriate sound mitigating panels to be installed around the Association's pickleball courts. **The motion carried unanimously.**

Item: Main Pool Rehab/Rebuild Project – Layout & Construction Drawings

Per the timeline provided by Avelar, the Association's contracted construction management firm, preliminary construction drawings for the Main Pool rehab/rebuild project are scheduled to begin in November. The Board discussed any potential changes to the existing layout of the pool and pool deck that might be worth considering. The Board directed management to schedule a meeting with Avelar in November to discuss ideas and proposed modifications, to see how they might impact the total cost and feasibility of the project. Directors Kindorf, Dixon, and D'Lima will attend this meeting and report back to the Board.

Item: Clubhouse/Pool Security Camera System Discussion

The Board discussed the current issues with the Association's security camera system. The Board directed management to begin the process of looking into options for replacing this security camera system with a more reliable commercial-grade system at the Clubhouse and two side pools.

STANDING ITEMS**Item: Rental Requests**

The following rental application was approved by the General Manager per the Association's *Lot Rental Policy*, as we are currently under the 25% rental cap:

- 4410 Shellbark Ct
- 4493 Adelia Ct

Item: Association Committees

No action taken.

Item: Late Fee Waiver Requests

No action taken.

Item: Tennis Pro Clinic Requests

No action taken.

Item: Good of the Order / Director's Comments

The Good of the Order / Director's Comments portion of the meeting 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 8:42pm.




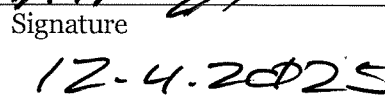
EXECUTIVE SESSION SUMMARY

Per Civil Code § 4935(e), any matter which was discussed in Executive Session must be generally noted in the minutes of the immediately following open Board meeting.

The Board met in Executive Session on October 23rd, 2025 and held a disciplinary hearing for an owner whose landscaping remains in violation of the governing documents; held a disciplinary hearing for an owner whose garage door is in need of repair or replacement; discussed ongoing disciplinary and behavioral issues with three resident teenagers; and discussed the 2026 Walnut Country Swim Team lease renewal.

BOARD CERTIFICATION

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

 _____ Director's Name	 _____ Signature
 _____ Office / Position	 _____ Date