

Notice of Meeting
of the
Cowell Homeowners Association, Inc.
Board of Directors
on
Thursday, January 22nd, 2026 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. December 4th, 2025 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 December 2025
- V. New Business/Action & Discussion Items**
 - a. 2026 Events Petty Cash Funds Transfer
 - b. 2026 Pool Heating Schedule
 - c. Water Aerobics / Aquafit 2026 Schedule
 - d. Architectural Application Appeal – 4411 Weeping Spruce Ct (painted driveway)
 - e. Architectural Application Appeal – 4412 Water Oak Ct (partial roof replacement)
 - f. Main Pool Rebuild Project Discussion
 - i. Main Entry Ramp & Pine Tree Removal
 - ii. Wading Pool ADA Modifications / Entry Ramp and Redesign
 - iii. Planter Box / WCST Scoreboard Area
 - iv. Trellis / Shade Structure & Solar Panels
 - v. Pool Deck Lights & Light Poles
 - g. Outstanding 2025 Reserve Account Transfers
 - h. Winter 2026 Tree Care Proposal
 - i. Lower Practice Court Chain Link Fence Repairs
 - j. Security Patrol Contract Discussion
 - k. Rules Enforcement & Violation Inspections (Continued)
 - l. E-Bikes – Identification & Reward 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 for Clubhouse behavioral issues and rules violations
- b. Third-party tree care vendor discussion