

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

*on*

**Thursday, February 26<sup>th</sup>, 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. January 22<sup>nd</sup>, 2026 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 January 2026
- V. New Business/Action & Discussion Items**
  - a. Tennis Pro Camp & USTA League Request: Thor's Thunder Tennis
  - b. North Slope Discing
  - c. 2026 Board Election Timeline
  - d. Outstanding 2025 Reserve Transfers Follow Up
  - e. Central Well Water Tank Flow Meter
  - f. Greenbelt / Grass Watering Discussion
  - g. Central Well Contingency Plan Discussion
  - h. Swim Team "Fitter & Faster" April Clinic Request
  - i. Heritage Oak Protective Fence Discussion
  - j. Main Pool Rebuild Project: Restroom / Porta-Potty Discussion
  - k. 2026 Reserve Projects Review
  - l. Operating Expenses Review
- 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.**