

COWELL HOMEOWNERS ASSOCIATION, INC.
Open Session Board of Directors Meeting • Thursday, April 23rd, 2026

BOARD MEETING MINUTES

Board Members Present	Ken Dixon Brian Beckon Alap Dave Rebecca D'Lima Mike Liebe	Vice President Secretary Director at Large Director at Large Director at Large
Board Members Absent	Mike Kindorf Edward Baluta	President Treasurer
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 7:01pm. 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 March 26th, 2026 Board of Directors meeting. **The motion carried unanimously.**

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 and Events Committee meeting and upcoming events preparations.

TREASURER'S REPORT & FINANCIAL REVIEW

Item: Treasurer's Report

The Treasurer's Report was provided to the Board.

Item: Financials as of March 2026

The Board received and reviewed the Association's financials dated March 31st, 2026.

NEW BUSINESS / ACTION & DISCUSSION ITEMS

Item: Pickleball Court Noise Discussion

The Board discussed ongoing issues with Pickleball noise and its impact on neighboring residents, even after the installation of sound-mitigating panels around the Pickleball courts. The Board would like to start with a series of surveys for the collection of data that will be helpful when considering options. The Board directed the General Manager to work with Director Liebe to draft one general survey of the membership at large to obtain information on pickleball court usage and recommended mitigation options, and a second survey only to homes potentially impacted by Pickleball noise to get a sense of how often the courts are used, how impactful the noise is, and what options those impacted would like the Association to consider.

Item: Main Pool Rebuild Project Update

Bids for the main pool rebuild project were received and reviewed by the Board, but unfortunately even the most minimal scope exceeded the budget for this project by several hundred thousand dollars. The Board discussed options for next steps and directed management to obtain additional information and pricing for only replacing components in the Main Pool pump room as a means to extend the life of the pool until additional funding can be secured to rebuild the deck (or an alternate

scope is approved). The Board would also like the General Manager to look into potentially performing some required ADA upgrades in a more piecemeal manner over the next several years.

Item: 2027 Reserve Study Proposal

A motion was made and seconded to approve the proposal from Reserve Analysis Consulting, LLC to complete the Association's 2027 reserve study in the amount of \$1,400.00. **The motion carried unanimously.**

Item: Third-Party HR Consultant Discussion

This item was tabled due to time constraints and will be included on the agenda for discussion at the regular May meeting.

Item: Monitored Security Camera System Proposal

The Board reviewed a proposal from Bay Alarm to install a monitored security camera system at several common area locations, along with testimonials from other HOAs and property managers who have utilized this system throughout the Bay Area.

A motion was made and seconded to approve the installation of a Bay Alarm monitored security camera system at the East and West pools, along with a dual monitored camera system at the Main Pool, and to approve a 3-year agreement for security camera monitoring with Bay Alarm for these systems. **The motion carried unanimously.**

Item: Walnut Country Swim Team Practice Time Extension Request

The Board reviewed a request from Walnut Country Swim Team to extend the length of its Swim Season practice by an additional 45 minutes. A motion was made and seconded to deny this Walnut Country Swim Team practice extension request. **The motion carried unanimously.**

STANDING ITEMS

Item: Rental Requests

No action was taken.

Item: Association Committees

No action taken.

Item: Late Fee Waiver Requests

No action taken.

Item: Tennis Pro Clinic Requests

A motion was made and seconded to approve two tennis pro clinic applications from Thor Schreck for the spring and summer 2026 clinic season:

- **Spring 2026**
 - Jr. Beginning Group Clinic – *Thursdays from 4pm to 5pm*
 - Jr. Group Clinic – *Wednesdays and Fridays from 4pm to 6pm*
- **Summer 2026**
 - Jr. Beginning Group Clinic – *Thursdays from 4pm to 5pm*
 - Jr. Group Clinic – *Wednesdays and Fridays from 4pm to 6pm*
 - Jr. Summer Tennis Camps – *6 weekly tennis camps in June/July from 9am to 12pm*

The motion carried unanimously.

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 9:18pm.

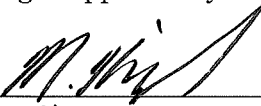
EXECUTIVE SESSION SUMMARY

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 April 23rd, 2026 and approved delegating authority to the President and Vice President to sign a quitclaim deed to accept a common area parcel that was never transferred from the original developer to the Association; approved hiring existing Association staff to perform six community-wide violation inspections per year; and reviewed a request from a homeowner to waive outstanding violation fines and associated legal fees incurred as a result of continued non-compliance, which was not approved at this time.

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.

<u>M. KINDERT</u>	<u></u>
Director's Name	Signature
<u>BOARD PRESIDENT</u>	<u>05.23.2026</u>
Office / Position	Date