

COWELL HOMEOWNERS ASSOCIATION, INC.
Open Session Board of Directors Meeting • Thursday, June 25th, 2026

BOARD MEETING MINUTES

Board Members Present	Mike Kindorf	President
	Ken Dixon	Vice President
	Brian Beckon	Secretary
	Alap Dave	Director at Large
	Rebecca D'Lima	Director at Large
	Mike Liebe	Director at Large
Board Members Absent	Edward Baluta	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 May 28th, 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 May 2026

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

NEW BUSINESS / ACTION & DISCUSSION ITEMS

Item: Pickleball Courts Committee – Appoint Chair & Discuss Logistics

A motion was made and seconded to appoint Director Mike Liebe as Chair of the ad-hoc Pickleball Courts Committee. **The motion carried unanimously.**

Item: Pickleball Courts Committee – Review Applications & Appoint Members

A total of 13 applications were received from homeowners interested in joining the Pickleball Courts Committee. Per the charter approved at the Board's May meeting, the Committee shall be made up of no more than 11 members, including the Chair, who shall be a Board member. After a review of all applications, a motion was made and seconded to appoint the following 10 members to the Pickleball Courts Committee:

- Ariane Brunetto
- Jay Runquist
- Annette Stevenson
- Sandra Jennings
- Altaf Vasi

- Kelly Doughty
- Julie Hull
- Maurice D'Lima
- Shriram Parikh
- Thor Schreck

The motion carried unanimously.

Item: 2026 Events Petty Cash Funds Transfer Request

A motion was made and seconded to approve a transfer in the amount of \$13,500.00 from the Association's operating account into the petty cash account for Events Committee spending per the Association's approved annual budget. **The motion carried unanimously.**

Following the completion of this transaction, the entire 2026 Events Committee budget of \$23,500 will have been transferred into the petty cash account.

Item: 2026 Concord Turkey Trot Course Request

A motion was made and seconded to approve a request to host a portion of the city of Concord's 2026 Thanksgiving 5k Turkey Trot run on a section of the Association's common area, which will cut through the central greenbelt from Black Walnut Ct to Sweet Shrub Ct, provided that an exit route will be made available to all residents who need to leave by car during the event. **The motion carried unanimously.**

Item: 2026 Board Election – Election by Acclamation

The deadline for nominations for the 2026 Board election was June 20th, 2026. Three seats were up for election and a total of three nominations were received. Because the number of qualified candidates was not more than the number of seats up for election, a motion was made and seconded to declare this year's Board of Directors election an election by acclamation and to approve to elect the following candidates to the Board as set forth in Civil Code § 5103:

- Alap Dave
- Mike Kindorf
- Mike Liebe

The motion carried unanimously. The two-year term for these directors will begin at the conclusion of the 2026 Annual Meeting of the Members in September.

Item: Adelia Ct Heritage Oak Tree Protective Fence

The Board reviewed three proposals to install a cedar split rail fence around the base of the heritage Oak tree at the end of Adelia Ct, encircling the tree with a radius approximately 20' from the trunk. Per the design, a portion of the fence is broken up by the three large existing boulders, using them as a natural barrier, but still permitting residents to utilize this area if desired.

A motion was made and seconded to approve proposal #133961 from Hennessey's Fencing to install a split rail fence encircling the heritage Oak tree in the amount of \$5,100. **The motion carried unanimously.**

Item: Main Pool Hours – Early Lap Swimming Hours

Following a request from a homeowner during a previous meeting's Open Forum, the Board discussed expanding the Main Pool hours to allow for early morning lap swimming prior to weekday morning Walnut Country Swim Practices (which begin at 7:30am).

A motion was made and seconded to modify the Main Pool hours so that the pool is open and available to swim starting at 5am daily. **The motion carried unanimously.**

Item: One-Day Event Permit & Guest Limit Discussion

The Board discussed the longstanding requirement of obtaining one-day permits/guest badges for gatherings or parties in the Common Area with more than 5 non-resident guests, as well as the limit

of 15 non-resident guests in general. The Board directed management to look into simple online registration options for common area social gatherings in lieu of requiring a physical permit, as well as potentially increasing the existing guest/non-resident limit beyond a maximum of 15, and to report back at a future meeting with details and recommendations.

Item: Common Area Reservation Discussion

The Board discussed the possibility of offering small portions of the Common Areas to be reserved ahead of time for resident gatherings or parties. Currently all facilities are first-come, first-served (except that the Clubhouse may be reserved for a private event). The Board was generally in favor of this idea and directed management to ensure there was no language in the Association's Governing Documents or in state Civil Code that might prohibit a resident from briefly reserving a small portion of Common Area such as a picnic table on the greenbelt or by one of the pools for a social gathering or event. If it appears permissible, the Board directed management to begin working on a proposal for what this reservation system might look like, with pricing, locations, and specific areas that might be available to reserve.

Item: Electronic Bike/Motorcycle Enforcement & Deterrence Discussion

The board discussed ongoing issues with individuals riding electronic bicycles and motorcycles through the common areas and around the public streets within the community. The Board directed management to look into potential solutions for either fencing off the small area of hand-made biking trails within the South Slope landscaping at the corner of Ygnacio and Cowell Rd. or modifying the landscaping in a manner so that the area is unrideable.

STANDING ITEMS

Item: Rental Requests

No action taken.

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 8:53pm.

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 June 25th, 2026 and hosted a disciplinary hearing for a resident frequently seen riding an electronic motorcycle through the Common Area; hosted a disciplinary hearing for an owner whose property is in violation of the Association's Governing Documents for issues such as exterior paint/trim, non-functional or damaged garage door, and an inoperable vehicle parked in the driveway; approved salary increases for several Association staff members, and ratified the hiring of a new *Facilities Attendant*.

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.

M. KINDORE

Director's Name

M. Kindore

Signature

BOARD PRESIDENT

Office / Position

7.30.2026

Date