

COWELL HOMEOWNERS ASSOCIATION, INC.

Open Session Board of Directors Meeting • Thursday, July 23rd, 2026

BOARD MEETING MINUTES

Board Members Present	Ken Dixon	Vice President
	Edward Baluta	Treasurer
	Brian Beckon	Secretary
	Alap Dave	Director at Large
	Rebecca D'Lima	Director at Large
Board Members Absent	Mike Kindorf	President
	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 7:03pm. 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 June 25th, 2026 Board of Directors meeting. **The motion carried.** Director Baluta 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, Events Committee meeting and upcoming events preparations, and minutes from the most recent Pickleball Courts Committee meeting.

TREASURER'S REPORT & FINANCIAL REVIEW

Item: Treasurer's Report

The Treasurer's Report was provided to the Board.

Item: Financials as of June 2026

The Board received and reviewed the Association's financials dated June 30th, 2026.

Item: Delinquent Accounts

The Board directed management to issue a final delinquent warning letter for account #075445181, and to include the account on the agenda for consideration of sending to collections for non-payment of assessments at the upcoming August Board meeting if there is still an outstanding balance.

NEW BUSINESS / ACTION & DISCUSSION ITEMS

Item: Gym Equipment Replacement – Elliptical & Weight Station

A motion was made and seconded to approve replacing the non-functioning elliptical machine in the Clubhouse gym per quote #00181666 from Gym Doctors in the amount of \$5,705.90. **The motion carried unanimously.**

The Board discussed replacing the weight station with two new components, per a recommendation from Gym Doctors. The existing weight station is requiring frequent repairs and due to its age, parts are difficult to source. It also takes up a significant amount of space in the room. Gym Doctors is recommending removal of this component and replacing it with two smaller components that will offer more combined total workout options than the existing weight station. The Board was generally

in favor of this recommendation but first wanted to inform regular gym users that the weight station was being considered for replacement and to provide information about the two pieces of equipment that are likely to replace it. The Board directed management to place a notice on the weight station letting residents know that the Board will be discussing replacing it at the next meeting, along with information for the two replacement pieces the Board is considering so residents understand these two new components would offer more workout options than are currently available with the single weight station.

Item: Key Fob Entry System for Clubhouse

The Board discussed potentially adding a key fob entry system to the Clubhouse door, which would require a key fob anytime a resident wished to enter the Clubhouse. This discussion was in response to recent issues at the Clubhouse with non-residents or rules violations. The Board directed management to first work on installing several security cameras inside the Clubhouse to see if that helps curb this sort of behavior before considering more expensive solutions like a new key fob entry system.

Item: Key Fob Entry System for Dog Park

The Board reviewed a proposal for the installation of a key fob entry system at both dog park gates. The item was tabled.

Item: Tennis Court Light Bird Prevention

Since installing the new LED lights at the upper tennis courts, there has been an increase in bird droppings on the court surface and awnings, as the shape of the new fixtures appears ideal for roosting and the droppings have been difficult to clean from the court and awning surfaces once dried. The Board reviewed a proposal for installing bird prevention spikes on top of the new LED light fixtures. This item was tabled.

The Board directed management to look into cleaning solutions or solvents for removing the bird dropping stains from the court surfaces, and if unsuccessful, to obtain additional bids for the installation of bird prevention spikes on the light fixtures.

Item: Tennis/Pickleball Court Resurfacing Schedule

Per the 2026 Reserve Study, the upper tennis courts are due for resurfacing this year, and the lower tennis and pickleball courts are due next year. However, the Board is still discussing and evaluating ongoing issues with the pickleball court noise, and if the Pickleball courts were to be relocated, removed, or adjusted in any way, the ideal time to do that would be when the courts are being resurfaced.

Given that information, a motion was made and seconded to defer resurfacing all tennis and pickleball courts until the Pickleball Courts Committee has concluded its analysis and the Board is confident of the tennis and pickleball court locations and layouts for the next few years, until the courts are scheduled for another round of resurfacing. **The motion carried unanimously.**

Item: Main Pool Light Repairs

The Board discussed an ongoing electrical issue at the Main Pool impacting several pathway lights inside the pool deck and along Lawson Ct. The Board directed management to look into a alternative solar-powered option for the lights that are fully exposed (C39, C40 and C41).

Item: Security Patrol Service Discussion

Following the successful installation of a monitored security camera system at all three pools, the Board discussed the current contract with AX9 for nightly vehicle security patrols. A motion was made and seconded to terminate the contract with AX9 and provide the contractually required 30 days' notice. **The motion carried unanimously.**

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 8:43pm.

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 July 23rd, 2026 and discussed the contract with Common Interest Management Services, focusing on the additional fees and billables outlined in the the contract's Schedule A.

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.

MICHAEL KINDORT

Director's Name

Signature

M. Kindort

BOARD PRESIDENT

Office / Position

Date

27 AUG 2026