COWELL HOMEOWNERS ASSOCIATION, INC.
4498 Lawson Ct • 925-687-9961 • businessoffice@walnutcountry.com • www.walnutcountry.com

Notice of Meeting

of the

Cowell Homeowners Association, Inc.

Board of Directors

on

Thursday, December 3rd, 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.

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Board Meeting Agenda

I. **Homeowner's Open Forum**
II. **Approval of Minutes**
    a. Annual Meeting Minutes
    b. October 22nd, 2026 Board Meeting Minutes
III. **Reports**
    a. Committee/GM Reports
IV. **Financials**
    a. Treasurer's Report & Delinquent Accounts/Record Lien Approval
    b. Review Financials as of October 2026
V. **New Business/Action & Discussion Items**
    a. Pickleball Courts Committee: Progress Update & Charter Discussion
    b. Winter Indoor Mobility/Balance Clubhouse Class Request
    c. Main Pool Equipment Room Project: Door Replacement
    d. West Pool UV System Replacement
    e. East & West Pool Plaster Rejuvenation Proposals
    f. Walnut Country Swim Team 2027 Proposed Schedule
    g. Walnut Country Swim Team Practice Time Extension Request
    h. Non-Functional Grass Reduction Project: Next Phases/Areas
    i. USTA Team Policy Updates & Discussion
VI. **Standing Items**
    a. Rental Requests
    b. Association Committees
    c. Late Fee Waiver 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.