

**COWELL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday, July 9, 2009**

MINUTES

Present: B. Lee; M. Montany-Campbell; T. Wright; M. Weinmann; L. DeMeo
Also Present: J. York, HBM

- I. **CALL TO ORDER** at 7:00 p.m. by President Lee.
- II. **HOMEOWNERS' OPEN FORUM.** A homeowner complimented Director Weinmann on the smokestack blog and hopes the association increases its online presence.
- III.A. **GUEST – Mike Fluke, Provident Protection Group.** Director Weinmann reviewed a security incident in the smokestack area on June 18.
- III.B. **GUEST – Tom Sweeney, Landscape Care.** Mr. Sweeney reviewed water usage for each meter. He also reviewed the proposal for the end of Lawson Ct.
- IV. **SMOKESTACK UPDATE – Mark Weinmann.** The high crane was mobilized and the smokestack taken down from 235 feet to about 50 feet in only 6 days. The remaining demolition was completed by the excavator in a few more days. The rubble was loaded out and the monument reduced to its monument beginnings. The temporary ramp has been removed and the sidewalk that was damaged has been removed. Embedded in the sidewalk was the wiring to the nearest pole light, and a permit will be necessary to install conduit. No complaints of excessive noise or dust were received. There have been no safety issues. Devil Mountain Trophy is producing the plaque designed by Justin Johnson. It was agreed that a waiver/release of liability should be reviewed by the attorney prior to the distribution of smokestack bricks.

A motion was made and seconded (Weinmann/Montany-Campbell) to approve the additional landscaping for the end of Lawson Ct. as proposed by Landscape Care for \$9,590. Smokestack Funds. Motion carried.

HBM prepared an analysis of the Smokestack Allocation and Director Weinmann added an additional option for the Board's consideration and discussion.

A motion was made and seconded (Lee/DeMeo) to reduce the monthly assessment by \$31 (Smokestack Allocation) to \$89 effective September 1, 2009. Motion carried (Lee, DeMeo and Weinmann in favor/Wright and Montany-Campbell opposed.)

V. APPROVAL OF MINUTES

A motion was made and seconded (Montany-Campbell/DeMeo) to accept the Minutes of the June 11, 2009 Executive Session Hearings and June 11, 2009 Board Meeting. Motion carried.

VI. OFFICER'S REPORTS

- A. **President's Report.** See Preschool Committee below.
- B. **Treasurer's Report.** Tim Wright reported that both income and expenditures are on budget.

VII. MANAGEMENT REPORT

- A. **Delinquent Accounts.** There were no new referrals to Allied Trustee Services at this time.

- B. **In-Flight Camera Proposal.** A motion was made and seconded (Weinmann/Montany-Campbell) to approve \$1,500 for aerial photographs. Smokestack Fund. Motion carried.
- C. **Landscaping Proposals.** The proposal for replanting the West entrance was considered and not approved. Management was asked to obtain a competitive proposal.
- D. **Lease Approval.** A motion was made and seconded (Wright/Lee) to approve leases for 4394 N. Spoonwood; 4302 N. Larwin, 4319 N. Larwin and 4414 Canoe Birch. Motion carried (Montany-Campbell opposed).
- E. **Lighting Proposal.** A motion was made and seconded (Weinmann/Wright) to approve Current Electric's proposal to purchase 4 pole light fixtures and install 3 (one fixture to be stored for future use). Motion carried.
- F. **Proposed Rule – Pool Key Deposit.** A motion was made and seconded (Montany-Campbell/Weinmann) that effective immediately rental properties must provide a \$300 pool key deposit. Motion carried.
- G. **Provident Protection Contract.** A motion was made and seconded (Weinmann/Lee) to continue the three extra patrols of the development through September, 2009. Motion carried.
- H. **Rec Dept. – Girl Scouts.** The Board agreed to allow the local Girl Scout troops to meet at the clubhouse at no charge.
- I. **Utility Cost Management Proposal.** After review and discussion, management was asked to take the gas and electric bills to the PG&E office for review to determine if the Association is eligible for any other rate schedules which would our reduce gas and electric costs.

VIII. COMMITTEE REPORTS

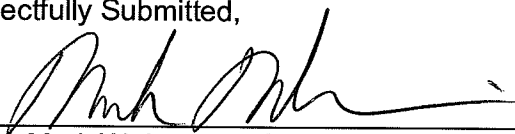
- A. **Architectural Committee.** Marie Montany-Campbell reported that the Committee has decided that standards must be written for artificial turf.
- B. **Swim Team Liaison.** WCST has an unpublished home meet on July 29. Marie Montany-Campbell reported that she has witnessed at all three pools the 2-minute limit for showering being abused. A motion was made and seconded (Lee/Montany-Campbell) to have the hot water turned off at all pools.
- C. **Preschool Committee.** The committee has met twice and drafted a letter to Caryn Borba asking that she meet with them to discuss some questions they have. A motion was made and seconded (DeMeo/Montany-Campbell) to approve sending the letter to the Preschool Director. Motion carried.

IX. DIRECTOR APPOINTMENTS

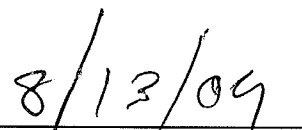
- A. A motion was made and seconded (Montany-Campbell/Wright) to appoint Lori Thompson to a vacant position on the Board of Directors. Motion carried.
- B. A motion was made and seconded (Lee/Weinmann) to appoint Nicholas Virgallito to the vacant position on the Board of Directors. Motion carried.

X. ADJOURNMENT was at 9:30 pm.

Respectfully Submitted,



 Mark Weinmann, Secretary



 Date