

**COWELL HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Thursday, August 13, 2009**

**MINUTES**

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

- I. **CALL TO ORDER** at 7:00 p.m. by President Lee.
- II. **HOMEOWNERS' OPEN FORUM.** Several homeowners from Weeping Spruce Ct. were present to ask that the Board send a letter to Concord Police asking what the current level of police protection is and what can be done to increase it. The Board agreed to prepare a letter for the group's review prior to the next meeting. The group agreed to write their own individual letters.
- III. **GUEST – Don Trepina & Sheri Mooney, Signs that Sell.** Director Montany-Campbell is exploring options for replacing the entrance signs. Mr. Trepina offered advice on altering the surroundings of signs to maximize "pop". See VII. 7. below.
- IV. **SMOKESTACK UPDATE – Mark Weinmann.** The monument ring has been capped with concrete and the curb poured around it. The floor and walkways were completed. The construction of the pedestal yet remains. The plaque has been ordered. Irrigation work continues as does the removal of old plants, etc.

The celebration/dedication is scheduled for Saturday, August 29, and will be a family oriented community fair event. A local business has asked to participate and the board decided to decline the offer. However, the preschool and WCST will be asked if they would like to participate. Director Weinmann asked that the board members RSVP so there's an accurate count.

Over 100 homeowners came to claim souvenir bricks and sign the liability waiver written by attorney Steve Weil. Additional bricks will be given to interested parties for 2 hours on Saturday or until gone.

Project remains within budget but up to \$13K in contingency will get utilized for concrete, electrical work and concrete testing.

**V. APPROVAL OF MINUTES**

A motion was made and seconded (Montany-Campbell/Wright) to accept the Minutes of the July 9, 2009 Executive Session Hearings and July 9, 2009 Board Meeting. Motion carried.

**VI. OFFICER'S REPORTS**

- A. **President's Report.** Bill Lee presented a draft survey to ascertain the community's demographics and interests. Suggestions were made and a second draft will be prepared by President Lee.
- B. **Treasurer's Report.** Tim Wright reported that both income and expenditures are on budget. The interest rates for CDs offered by First Bank are extremely low. HBM reports that higher rates are available but require that the directors provide copies of their driver licenses. The board agreed to provide this information and asked that HBM prepare the paperwork.

## VII. MANAGEMENT REPORT

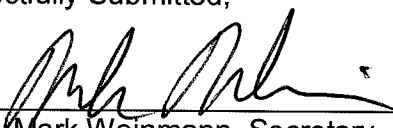
- A. **2010 Budget Worksheet.** The board will review the budget at a special meeting on August 19 at 7pm in the business office. Management will post notices.
- B. **2010 Draft Reserve Study.** All directors have been provided a copy of the preliminary reserve study for 2010. The reserve study should be approved at the same time as the budget. If the entrance sign project is approved to move forward, the study should be changed to show that.
- C. **Concord Chamber of Commerce.** It was moved and seconded (Weinmann/Wright) to join the Chamber of Commerce. Motion carried.
- D. **Concord Police Letter.** Director Weinmann volunteered to re-draft the letter provided by the homeowners on Weeping Spruce Ct.
- E. **Delinquent Accounts.** There were no new referrals for collections at this time.
- F. **Entrance Monuments.** The board authorized Director Montany-Campbell to work directly with Signs that Sell on a design.
- G. **Fire Sprinkler Testing Contract.** Management was asked to confirm the Fire Code requirements.
- H. **Lease Approval.** The owner of 4399 N. Willow Glen Ct. submitted the Facility Usage Transfer form to request approval to rent the property to four unrelated adults. There was discussion of the need for additional information and the form will be revised.
- I. **Painting Proposal.** Management presented a proposal for the painting of address numbers on the curbs. The Board felt that the cost was too high.
- J. **Update – Annual Election.** Management reported that ballots are being returned but it's very unlikely that the quorum requirement will be met to hold the meeting in September.

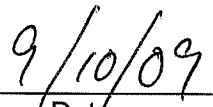
## VIII. COMMITTEE REPORTS

- A. **Architectural Committee.** Marie Montany-Campbell stated she had nothing to report.
- B. **Swim Team Liaison.** Management reported that the hot water had to be turned back on to comply with County Health Dept. requirements.
- C. **Preschool Committee.** Bill Lee presented a draft letter to Preschool Director Borba. The letter was discussed and changes suggested. President Lee will revise the letter.

## IX. ADJOURNMENT was at 9:30 pm.

Respectfully Submitted,

  
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Mark Weinmann, Secretary

  
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Date