

**COWELL HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Thursday, October 8, 2009**

**MINUTES**

Present: T. Wright; B. Lee; L. DeMeo; M. Weinmann; L. Thompson; M. Montany-Campbell; N. Virgallito.

Also present: J. York, HBM

I. President Lee called the meeting to order at 7:00 pm.

The election results were announced just prior to the start of the Board meeting. The results were:

Linda DeMeo	365 votes
Marie Montany-Campbell	254 votes
Lori Thompson	289 votes
Nicholas Virgallito	540 votes

The IRS resolution passed with 274 votes to approve and 11 votes against.

II. HOMEOWNERS FORUM. Al Diggs reported that the neighbors on Weeping Spruce are continuing their neighborhood watch and thanked the board for sending the letter to the Concord Police Department. Sandra Jong reported an ongoing problem at the end of Lawson Ct. and a recent increase in skateboard noise. Stephen Bath encouraged the board to review the website and send comments via Jan York.

IIIA. GUEST – Ron White, Sign A Rama. The board was presented with 2 options for entrance signs. Mr. White asked that the board choose the dimension of the sign, the fonts, and colors.

IIIB. GUEST – Robert Stuart, WCST Director. The WCST has submitted the slate of officers for Board approval. WCST hopes to begin pre-season practice on April 12 and submitted the calendars of meets (home and away) for CHOA approval.

IIIC. GUEST – Susan Diego. Ms. Diego offered to include questions of the board's choosing on a survey she wants to ask Crossings resident to complete. The board will review the questions and send comments to management.

IIID. GUEST – Thor Schreck, Recreation Director, made several recommendations that were discussed.

It was moved and seconded to establish a Greenbelt Reservation Policy for parties of more 25 people with a reservation fee of \$50. Motion carried. (Subject to 30-day comment period to be published in the Signal).

It was moved and seconded to require a \$100 deposit for the third pool key and subsequent keys for the same address. Motion carried. (Subject to 30-day comment period to be published in the Signal).

IV. **APPROVAL OF MINUTES.** A motion was made and seconded (Montany-Campbell/Weinmann) to accept the Minutes of the September 10 Executive Session Hearings and September 10 Board Meeting. Motion carried.

V. **OFFICER'S REPORTS**

A. **President's Report.** President Lee reported that the Preschool Board would be meeting the following week and discussing the terms of the lease renewal.

B. **Treasurer's Report.** Treasurer Wright reported that year-to-date expenses are \$89,000 lower than budgeted.

C. **Secretary's Report.** Director Weinmann reported that the plaque is being re-cast to correct the misspelling of "Association" and changing the Cowell Lime and Cement Company to the Cowell Portland Cement Company.

VI. **MANAGEMENT REPORT**

A. **Concord Police Letter.** The letter rewritten by Director Weinmann was reviewed and approved by the group on Weeping Spruce. The letter will be signed by Bill Lee and mailed to the Police Chief and the Mayor.

B. **Delinquent Accounts.** There were no new referrals at this time.

C. **Entrance Signs.** As noted above Sign A Rama has requested direction as to size and color. Director Montany-Campbell is the "project manager."

D. **Lease Approval.** There were no pending requests for lease approval at this time.

E. **WCST – Board Confirmation.** It was moved and seconded (Weinmann/DeMeo) to approve the slate of officers as presented. Motion carried.

F. **WCST – Annual Fee.** It was moved and seconded (Montany-Campbell/Thompson) to increase the fee paid by WCST for use of the main pool to \$2,500 per year. Motion carried.

VI. **COMMITTEE REPORTS**

A. **Architectural Committee.** Chair Montany-Campbell reported that the most senior member of the committee, Bill Agnew, has resigned.

B. **Landscape Liaison.** Director DeMeo has met with Landscape Care and had just received a proposal for clearing junipers and adding wood chips at the end of the greenbelt. Clarification is needed.

C. **Swim Team Liaison.** No report at this time.

VII. **ADJOURNMENT.** There being no further business to discuss, the meeting was adjourned at 9:50 p.m.

Respectfully Submitted,

  
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Mark Weinmann, Secretary

11/12/09  
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Date