

**COWELL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday, November 12, 2009**

MINUTES

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

Also present: J. York and Virginia Balesteri, HBM

I. President Lee called the meeting to order at 7:30 pm (following adjournment of an Executive Session for CC&R violation hearings.

II. HOMEOWNERS FORUM. WCST Director Robert Stuart asked that the Board consider increasing the percentage of non-residents allowed on the swim team to 40% for the 2010 season. The Board indicated that the question would be added to the next meeting agenda (December). The Board also indicated that they would be looking for additional efforts to recruit Crossings residents. Mr. Stuart replied that any existing member that brings in a new Crossings family is awarded a \$50 discount on their fees.

IIIA. GUEST – Tom Sweeney, Landscape Care. Although water usage was generally lower than the CCWD's 45% reduction, Mr. Sweeney felt considerable savings may be possible by capping the rotor sprinkler heads along Ygnacio Valley Rd. and the North slope.

It was moved and seconded (Montany-Campbell/Thompson) to approve Landscape Care's proposal to cap 5 sprinkler heads, remove turf and junipers, spread clean tree chips and install 3 moss rocks for \$2,516 (Reserve Funds). Motion carried.

It was moved and seconded (Lee/DeMeo) to authorize Landscape Care to disconnect the sprinkler heads along Ygnacio Valley Road and the North slope. Motion carried.

IIIB. GUEST – Stephen Bath, Webmaster. Board members commented that they had recently visited the reformatted website and were much happier. Mr. Bath will work with Director Weinmann to choose a new website host.

IIIC. GUEST – Thor Schreck, Recreation Director. The haunted house event was a success with 192 paid admissions on Friday night and 197 paid admissions on Saturday night.

It was moved and seconded (Lee/Thompson) to authorize \$350 to reward the numerous volunteers. Motion carried.

IV. Virginia Balesteri provided an article on banking trends on cd interest rates that will be distributed to the board. Ms. Balesteri also provided input on hearing procedures and in particular evaluating requests for fine reversals.

V. **APPROVAL OF MINUTES.** A motion was made and seconded (Montany-Campbell/Thompson) to accept the Minutes of the October 8 Executive Session Hearings and October 8 Board Meeting. Motion carried.

VI. **OFFICER'S REPORTS**

A. President's Report.

1. Preschool Lease. The Preschool Director and Asst. Director were present to discuss the terms of the lease. The Preschool Board disagrees that the cost of exterior siding (estimated to be \$4,244 per year) should be included in the lease calculations. If the exterior siding is excluded, the adjustment would reduce the building maintenance portion from \$942 to \$467. The Preschool is proposing to increase the monthly rent amount from \$875 (10 payments) to \$915 (12 payments): a 25% increase.

It was moved and seconded (Lee/Montany-Campbell) to reject the offer from the Preschool dated November 2, 2009. Motion carried.

Bill Lee will draft the letter to the Preschool renewing the Board's offer lease the building for \$1,150 per month (12 payments) or \$1,310 per month (10 payments).

2. Annual Donation. President Lee had proposed instead of donating the garage sales fees of \$1,080 to Habitats for Humanity that the money be given to local schools. After discussion, the matter was tabled.

B. Treasurer's Report. Treasurer Wright reported that year-to-date expenses are well within the budget.

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.

Director Weinmann also had some preliminary results of the survey but will provide more information at the next meeting since the survey was still open to responses.

VI. MANAGEMENT REPORT

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

B. **Entrance Signs.** Director Montany-Campbell will obtain additional proposals for stone signs.

C. **Landscaping Proposal for Tree Spraying.** **It was moved and seconded (Thompson/Virgallito) to approve the proposal from Landscape Care to spray the sycamore trees. Motion carried.**

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

E. **Provident Contract.** **It was moved and seconded (Thompson/Weinmann) to discontinue the additional patrols of the clubhouse parking lot effective immediately. Motion carried.**

F. **Reserve Projects 2010.** The matter was tabled until the next meeting.

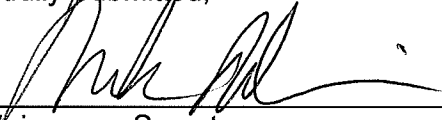
G. **Tree Work.** The three homeowners nearest the West entrance have repeatedly requested that the large Eucalyptus tree across the street be removed. Their letter claimed that an arborist told them that the tree was structurally unsound. Management had Traverso Tree Service evaluate the tree and a written report was submitted for board review. **It was moved and seconded (Lee/Thompson) to approve \$3,500 for tree removal and \$600 for stump grinding. Manager to obtain two additional bids and is authorized to contract with the least expensive service. Motion carried.**

VI. COMMITTEE REPORTS

- A. Architectural Committee. Chair Montany-Campbell reported that Marc Buchanan of Leatherwood Ct. has agreed to volunteer. Mr. Buchanan must attend two consecutive meeting before being appointed.
- B. Landscape Liaison. Director DeMeo continues to meet with Landscape Care and additional proposals will be considered after the small project at the East entrance is completed.
- C. Swim Team Liaison. No further report at this time. The WCST's request regarding the limit on non-residents will be considered at the next meeting.

VII. ADJOURNMENT. There being no further business to discuss, the meeting was adjourned at 10:00 p.m.

Respectfully Submitted,



Mark Weinmann, Secretary

12/10/09

Date