

**COWELL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday, February 11, 2010**

MINUTES

Present: 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 7:30 pm after an Executive Session for hearings.
- II. **HOMEOWNERS FORUM.** Pat Lammers congratulated the Board on the landscaping work being done at the East Entrance. He suggested that more and bigger moss rocks be added.
- III.A. **GUEST** – Tom Sweeney, Landscape Care. The project at the East entrance was discussed. It was agreed that some plants should be added and that they will require water. **A motion was made and seconded (Montany-Campbell/Thompson) to authorize Landscape Care to add pop-up heads, re-connect valve into lock at pool, and plant 5 Crape Myrtle, 8 Floral Carpet Rose and 2 Pennisetum Rubrum for \$2,591 (Reserve funds). Motion carried.**
- III.B. **GUEST** – Shannon Kirby, Interior Designer. Ms. Kirby presented her ideas and estimates for replacing the clubhouse furniture, interior painting and replacing the entry tile. Proposals were submitted by two other designers and they will be scheduled to make presentations at the March meeting.
- III.C. **GUEST** – Thor Schreck, Recreation Manager. Thor reported that he is still looking for a pilates/yoga instructor and dance instructor to begin new programs at the clubhouse.
- IV. **APPROVAL OF MINUTES.** **A motion was made and seconded (Montany-Campbell/Thompson) to accept the Minutes of the January 14, 2010 Executive Session Hearings. Motion carried.**

A motion was made and seconded (Montany-Campbell/Virgallito) to accept the Minutes of the January 14, 2010 Board Meeting. Motion carried.

V. **OFFICER'S REPORTS**

- A. President's Report. President Lee reported that the attorney has been asked to prepare a new lease with the new terms agreed to by the Preschool.
- B. Treasurer's Report. Treasurer Wright was not present instead Director Virgallito reported that the Treasurer has reviewed the financial statements and found no concerns. For the month of January, 2010, total expense was \$80,804 compared to the budget of \$93,053.
- C. Secretary's Report. Director Weinmann reported that he had nothing to report at this time.

VI. **MANAGEMENT REPORT**

- A. Delinquent Accounts. **A motion was made and seconded (Lee/Montany-Campbell) to authorize Allied Trustee Services to record the notice delinquent assessments for account 100-4144. Motion carried.**
- B. Doggie Drinking Fountain. Director Virgallito checked with the City and found that a replacement fountain would not require a permit. The Onsite Manager is obtaining proposals for installing a new fountain.
- C. Landscaping Proposal. The proposal from Landscape Care was approved earlier.
- D. Lease Approval. **A motion was made and seconded (Thompson/Lee) to approve the owners' request to lease for 4409 Sugarland Ct. Motion carried.**
- E. Reserve Projects 2010. **A motion was made and seconded (Thompson/Montany-Campbell) to approve the proposal from Precision Concrete Cutting for \$2,802.10 for walkway repairs.**
- F. Water Test – Clubhouse. **A motion was made and seconded (Weinmann/Virgallito) to authorize Schryer/Thompson to perform a water intrusion test at the clubhouse at \$75/hr for a maximum of 8 man hours. Motion carried.**

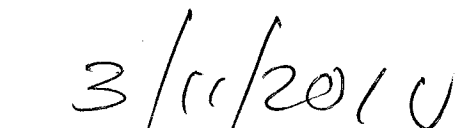
VI. **COMMITTEE REPORTS**

- A. Architectural Committee. Chair Montany-Campbell reported that the AC will be proposing some new rules for the Board's approval. Also future hearing lists will separate the repeat offenders from the first-time violation hearings to be more efficient.
 - B. Landscape Liaison. Director DeMeo and others met with Tom Sweeney for a Saturday walkthrough. Any changes in the greenbelt should be conveyed to the residents via the Signal; Director DeMeo will submit an article for publication.
 - C. Swim Team Liaison. Marie Montany-Campbell reported that she did not attend the recent meeting of the WCST board. The WCST "Ice Cream Social" will be held in March; this is the beginning of registration.
 - D. Entrance Monument/Sign. Director Montany-Campbell reported that she called 30 electricians to give her a price for the lighting of the sign. Director Weinmann reviewed his earlier email that suggests that Cunha be contacted for drawings of the entrance signs and the other greenbelt signs. Director Weinmann also agreed to contact a possible project manager.
- VII. **ADJOURNMENT** . The meeting was adjourned to an Executive Session to finish the violation hearings at 9 pm.

Respectfully Submitted,



Mark Weinmann, Secretary



Date