

**COWELL HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
June 10, 2010**

**MINUTES**

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

Also Present: T. Schreck, Recreation Manager; P. Collins, G. Kennedy, J. York, Collins Management

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- I. **CALL TO ORDER** at 6:55 pm by President Lee.
- II. **HOMEOWNERS' OPEN FORUM.** There were no homeowner comments.
- III.A. **GUEST – Paul Collins, Collins Management.** Mr. Collins reported that they are in the process of setting up the books and that is the precursor to getting the website online in July. He also explained that owners on automatic withdrawal were not sent coupon books and their accounts will continue as before.
- III.B. **GUEST – Thor Schreck, Recreation Manager,** described the current recreation programs including Karate, Yoga, Soccer and upcoming T-ball. The Tennis/Swim Camp has fewer than 10 sign-ups to date. One of the rec assistants will no longer be working at the clubhouse.

**A motion was made and seconded (Thompson/Montany) to change the master key and rekey the locks throughout the development. Motion carried.**

- IV. **APPROVAL OF MINUTES.** A motion was made and seconded (Thompson/Virgallito) to accept the April 10, April 20 and April 30 Executive Session minutes. Motion carried.

**A motion was made and seconded (Lee/Thompson) to accept the May 13, 2010 Board Meeting and May 13, 2010 Executive Session Minutes as written. Motion carried.**

V. **OFFICER'S REPORTS**

- A. **President's Report.** Bill Lee reported that HBM had submitted a final bill of just over \$700. At this time Lori Thompson reported on the "busing" meeting held on June 3. There is a follow up meeting scheduled for June 17.
- B. **Treasurer's Report.** Tim Wright reported that expenses have been lower than the budget and income has been higher than the budget through May 31, 2010. Mr. Wright confirmed that all expenses related to vandalism are coded correctly.

VI. **MANAGEMENT REPORT**

- A. **Business Office Hours.** Bill Lee confirmed that the contract with Collins Management effectively changes the hours for the business office to 10am to 6pm. The onsite manager's schedule is adjusted accordingly.
- B. **Delinquent Accounts.** It was moved and seconded (Virgallito/Lee) to reverse \$1,200 in fines for 4406 Shellbark as all violations are corrected. Motion carried.

C. **Lease Approval.** There were no requests pending at this time.

D. **Reserve Projects**

1. **Clubhouse Furniture.** It was moved and seconded (Wright/Lee) to pay Shannon Kirby a consulting fee up to \$5,000 and establish a committee to work out the details and prices. Motion carried. (Virgallito and Montany abstained).

Upon further discussion, Paul Collins offered to obtain a bid to paint, carpet and re-tile that the board could use to evaluate the actual cost of the interior designer.

VII. **COMMITTEE REPORTS**

A. **Architectural Committee – M. Montany-Campbell/Lori Thompson.** The committee met on June 9 as scheduled with Collins Management.

A boat continues to be stored in the driveway at 4419 Catalpa. Management was asked to determine whether the association has the authority to have the boat towed.

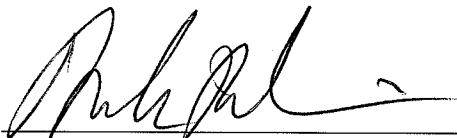
B. **Landscaping – L. DeMeo** had Landscape Care forward all proposals for budgeting proposes.

C. **Swim Team Liaison – M. Montany-Campbell** reported that during the swim meets children play on the stairs to the clubhouse balcony. As a barrier violates fire code, a sign will be posted and the stairs taped off.

D. **Entrance Monument/Signs** – The board agreed that this project should move forward as soon as possible.

E. **Technology Committee – M. Weinmann** was not present but has asked to meet with Paul Collins.

VIII. **ADJOURNMENT** at 9:30 p.m. to an Executive Session.

  
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Mark Weinmann, Secretary

7/8/2010  
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Date