

**COWELL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
November 10, 2011**

Present: B. Lee; N. Virgallito; T. Wright; M. Montany-Campbell; M. Weinmann; S. Cardoza

Also Present: G. Kennedy and J. York, Collins Management

I. **CALL TO ORDER** at 7:05 pm immediately following an executive session for hearings.

II. **OPEN FORUM & GUESTS**

A. **Todd Peterson**, homeowner, reported that he had called Security regarding a homeless person in the bushes after the Haunted House. He also sent an email to the business office and M. Montany concerning a boat parked on Smoke Tree Ct. and that the boat is gone now. He repeated his comment from last month regarding trees along Larwin Ave. asking if the association will be held to the same standard requested of the homeowners, i.e., a 12-foot clearance above the streets. Lastly, Mr. Peterson stated that his comments should be recorded in the Minutes.

B. **Tom Sweeney, Landscape Care**, presented a prioritized list of projects for 2012. He emphasized that while we have conserved a lot of water, much more water can be saved with irrigation upgrades such as he has proposed.

C. **Thor Schreck, Recreation Manager**, gave his monthly report including a financial report on the Haunted House event.

III. **APPROVAL OF MINUTES.** It was moved and seconded (Wright/Virgallito) to accept the Minutes of the October 13 Executive Session – Hearings and October 13 – Regular Meeting. Motion carried.

IV. **MANAGEMENT REPORT**

A. **4415 Indigo Ct. – Patio Damage.** The damaged patio has been replaced. The homeowners have signed the settlement agreement. Management will forward the reimbursement check.

B. **4476 Clear Creek.** Management proposed that the tree closest to the fence at 4476 Clear Creek be removed before there is significant damage. The board agreed and Donado Tree Service will remove the large tree and two smaller trees for \$2,750. Management will inform the homeowner that the work is being scheduled.

C. **Delinquent Accounts.** G. Kennedy agreed to inform the onsite manager of any delinquent accounts before they are sent to collections.

D. **Energy Audit.** Rayco's report and recommendations were reviewed.

E. **Greenbelt Signs.** A proposal from True North Signs to fabricate and install five aluminum signs, posts and caps for approximately \$3,811 was reviewed. The board asked that additional bids be obtained.

F. **Lease Approval.** It was moved and seconded (Lee/Wright) to approve the leases for 4498 Stone Canyon and 4401 Corkwood. Motion carried.

G. **Playground Projects.** Ross Recreation has completed the installation of the new play structure, patched and sealed the rubberized surface at the main playground; the benches were replaced and one bench set aside for installation at the dog park. PD Play completed replacement of the swings and converting the log roll to a chin-up bar. The sand needs cleaning and a safety audit will be scheduled.

The border and wood chips have been replaced at the East Playground. Management will have the wind screen installed on the pool fence. And another safety audit will be obtained.

H. Reserve Projects.

1. **Clubhouse Lighting.** Current Electric has agreed to install the light fixtures over the pool tables without having to move the tables.

V. OFFICER'S REPORTS

- A. **Directors' Comments.** B. Lee reported that the gate is broken at the small dog park.
- B. **President's Report.** M. Weinmann asked that the directors bring their lists of priority projects for 2012. He also reported speaking with attorney Weil on revision of the CC&Rs and Bylaws. It was agreed that a proposal should be obtained for budgeting purposes. Mr. Weinmann also suggested that everyone use email with caution.
- C. **Treasurer's Report.** N. Virgallito reported meeting with the financial advisor at Morgan Stanley and that the reserve funds continue to be carefully invested in the ladder fashion.
- D. **Secretary's Report.** No report at this time.

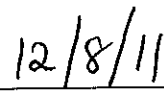
VI. COMMITTEE REPORTS

- A. **Architectural Committee** – T. Wright reported that the committee is developing a standard for lifting and cracking driveways. Two homeowners are interested in joining the committee.
- B. **Landscaping** – B. Lee will schedule a walk through with Tom Sweeney prior to the next meeting.
- C. **Swim Team Liaison** - Bill Lee confirmed that the replacement of the coping at the main pool is on the schedule for the 2012 off season. Management also confirmed that January is the deadline for the WCST to provide their meet schedule.
- D. **Ad Hoc Recreation/Clubhouse** – M. Weinmann and N. Virgallito reported that they met just once with Thor, Jan, Genine and Paul. They are still in a fact-finding phase.

It was moved and seconded (Lee/Cardoza) that Rod Glover be given a clubhouse rental in December at no charge (in appreciation of his volunteer time spent on the haunted house). Motion carried.

VII. ADJOURNMENT was at 9:07pm to an Executive Session to discuss a legal matter.


Marie Montany-Campbell, Secretary


Date