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**A G E N D A**  
**Board of Directors Meeting**  
**MONDAY, MARCH 27, 2023**  
**6:30 P.M.**

**THE MEETING WILL BE HELD IN PERSON AT  
CHBI COMMUNITY CENTER, 3195 MECARTNEY ROAD, ALAMEDA  
AND VIA VIDEO CONFERENCE  
JOIN IN THROUGH RING CENTRAL MEETINGS**

- |                  |            |  |                         |
|------------------|------------|--|-------------------------|
| <b>6:30 P.M.</b> | <b>1.</b>  | <b>ROLL CALL</b>   |                         |
| <b>6:32 P.M.</b> | <b>2.</b>  | <b>CALL TO ORDER/APPROVAL OF AGENDA</b>                      |                         |
| <b>6:35 P.M.</b> | <b>3.</b>  | <b>COMMUNITY REPORT</b>                                      |                         |
| <b>6:40 P.M.</b> | <b>4.</b>  | <b>HOMEOWNER'S OPEN FORUM/GUESTS</b>                         |                         |
| <b>6:50 P.M.</b> | <b>5.</b>  | <b>CONSENT CALENDAR</b>                                      |                         |
|                  |            | <b>A. Committee Reports</b>                                  |                         |
| <b>6:55 P.M.</b> | <b>6.</b>  | <b>APPROVAL OF MINUTES</b>                                   |                         |
| <b>7:00 P.M.</b> | <b>7.</b>  | <b>FINANCIAL MATTERS</b>                                     |                         |
|                  |            | <b>A. Financial Statements/Investments</b>                   |                         |
|                  |            | <b>B. Reserve Study Draft</b>                                |                         |
|                  |            | <b>C. FY 2023-2024 Budget Draft</b>                          |                         |
|                  |            | <b>D. Transfer of Funds</b>                                  |                         |
| <b>7:20 P.M.</b> | <b>8.</b>  | <b>LANDSCAPE</b>   |                         |
|                  |            | <b>A. Reports</b>  |                         |
|                  |            | <b>B. Irrigation Repairs</b>                                 |                         |
|                  |            | <b>C. Tree Pruning – 119 Asby</b>                            |                         |
|                  |            | <b>D. Tree Removal – 120 Fundy</b>                           |                         |
| <b>7:25 P.M.</b> | <b>9.</b>  | <b>MAINTENANCE MATTERS</b>                                   |                         |
|                  |            | <b>A. Maintenance Responsibility Matrix</b>                  |                         |
|                  |            | <b>B. Pool Cabana Trellis/Trim Painting</b>                  |                         |
| <b>7:30 P.M.</b> | <b>10.</b> | <b>POOL MATTERS</b>  |                         |
| <b>7:35 P.M.</b> | <b>11.</b> | <b>PARKING MATTERS</b>                                       |                         |
| <b>7:40 P.M.</b> | <b>12.</b> | <b>MANAGER'S REPORT</b>                                      |                         |
|                  |            | <b><u>A. Pending Items/Information</u></b>                   |                         |
|                  |            | <b>1. To Do List</b>   |                         |
|                  |            | <b><u>B. New Business</u></b>                                |                         |
|                  |            | <b>1. Reports</b>  |                         |
| <b>7:45 P.M.</b> | <b>13.</b> | <b>EXECUTIVE SESSION</b>                                     |                         |
|                  |            | <b>A. Security Reports</b>                                   | <b>D. Legal Matters</b> |
|                  |            | <b>B. Current Violations</b>                                 | <b>E. Contracts</b>     |
|                  |            | <b>C. Homeowner Discipline</b>                               |                         |
| <b>7:50 P.M.</b> | <b>14.</b> | <b>ADJOURNMENT</b>   |                         |
|                  |            | <b><u>ALL HOMEOWNERS ARE INVITED TO JOIN THE MEETING</u></b> |                         |