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A G E N D A
Board of Directors Meeting
MONDAY, SEPTEMBER 25, 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**

- | | | | |
|------------------|------------|--|-------------------------|
| 6:30 P.M. | 1. | ROLL CALL | |
| 6:32 P.M. | 2. | CALL TO ORDER/APPROVAL OF AGENDA | |
| 6:35 P.M. | 3. | COMMUNITY REPORT | |
| 6:40 P.M. | 4. | HOMEOWNER'S OPEN FORUM/GUESTS | |
| 6:50 P.M. | 5. | CONSENT CALENDAR | |
| | | A. Committee Reports | |
| 6:55 P.M. | 6. | APPROVAL OF MINUTES | |
| 7:00 P.M. | 7. | FINANCIAL MATTERS | |
| | | A. Financial Statements/Investments | |
| | | B. Reserve Study Update Proposal | |
| | | C. Draft Year End Financial Review | |
| 7:10 P.M. | 8 | ARCHITECTURAL MATTERS | |
| 7:15 P.M. | 8. | LANDSCAPE | |
| | | A. Reports | |
| | | B. Tree Removal – 142 Diapian | |
| | | C. Tree Pruning – Across from 119 Diapian | |
| | | D. Irrigation - Behind 148 Keil | |
| | | E. Tree Removals – 131 & 135 Diapian | |
| | | F. Tree Pruning – 2944/2956 Baywalk | |
| | | G. Landscape Maintenance – Proposed 2024 Increase | |
| 7:25 P.M. | 9. | MAINTENANCE MATTERS | |
| | | A. PSL Project Update | |
| 7:30 P.M. | 10. | POOL MATTERS | |
| 7:35 P.M. | 11. | PARKING MATTERS | |
| 7:40 P.M. | 12. | MANAGER'S REPORT | |
| | | <u>A. Pending Items/Information</u> | |
| | | 1. To Do List | |
| | | <u>B. New Business</u> | |
| | | 1. Reports | |
| 7:45 P.M. | 13. | EXECUTIVE SESSION | |
| | | A. Security Reports | D. Legal Matters |
| | | B. Current Violations | E. Contracts |
| | | C. Homeowner Discipline | |
| 7:50 P.M. | 14. | ADJOURNMENT | |

ALL HOMEOWNERS ARE INVITED TO JOIN THE MEETING