



Centre Court Homeowners Association
3195 Mecartney Road
Alameda, CA 94501
(510) 865-3363

AGENDA

BOARD OF DIRECTORS MEETING
WEDNESDAY, SEPTEMBER 13, 2023 AT 6:30 P.M.

IN-PERSON

Harbor Bay Isle Community Center
3195 Mecartney Road, Alameda, CA 94502

OR

HYBRID VIA. RING CENTRAL

<https://meetings.ringcentral.com/j/4340304911>

Or Telephone: US: +1 (623) 404-9000

Meeting ID: 434 030 4911

Please identify name and address at sign in

1. **EXECUTIVE SESSION (For Board Members Only) 6:00 P.M.**
 - a. Violations Report
 - b. Personnel
 - c. Legal Matters
 - d. Contracts
 - e. Security Report
2. **CALL TO ORDER/APPROVAL OF AGENDA**
3. **HOMEOWNER'S OPEN FORUM – Homeowners granted 3 minutes each to speak on any topic**
4. **COMMUNITY REPORT**
5. **MINUTES**
6. **FINANCIAL MATTERS**
 - a. Treasurer's Report & Review of Financial Statements
 - b. Reserve Study
 - c. Budget
7. **ARCHITECTURAL MATTERS**
 - a. Architectural Status Report
 - b. Architectural Applications
 - i. 461 CCT – Pathway to Back Area
 - c. Architectural and Landscape Guidelines
 - i. Update to Guidelines
 - ii. Homeowner Common Area Alterations
8. **LANDSCAPE MATTERS**
 - a. Terra Landscape Update
 - b. EBMUD Water Reports and Invoices
 - c. Landscaping Proposals
 - i. Terra Proposals
9. **MAINTENANCE MATTERS**
 - a. Maintenance Work Order Report
 - b. Maintenance Committee Business/Project Updates
 - c. Maintenance Proposals
 - i. 365 CCT – Gutter Replacement
 - ii. Garbage Can Cleaning
 - iii. Sidewalk Repairs
10. **OLD BUSINESS/MISC.**
 - a. Harbor Bay Club Gate Access
11. **NEW BUSINESS**
 - a. Bylaws
12. **MANAGERS' REPORT**
 - a. Board Calendar
13. **ADJOURN REGULAR MEETING/NEXT MEETING DATE: 10/11/2023 at 6:30**

All Centre Court Homeowners are invited to join the meeting.

All meetings are recorded, and then deleted, to ensure accuracy of the minutes.