



**BOARD OF DIRECTORS MEETING**

**AGENDA**

**TUESDAY, JANUARY 30, 2024 – 6:00 PM**

**IN-PERSON**  
**COMMUNITY CENTER**  
**3195 Mecartney Road**  
**Alameda, CA 94502**

**OR**

**HYBRID/ONLINE: RING CENTRAL**  
**<https://meetings.ringcentral.com/j/3754350613>**

**Telephone: +1 (623) 404-9000 (US West)**

**Meeting ID: 375 435 0613**

***Please identify your name and address at sign-in.***

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. COMMUNITY MATTERS**
  - A. Village 4 Report – Bassey Obot**
  - B. CHBIOA Minutes**
- 4. APPROVAL OF MINUTES**
  - A. Regular Meeting**
- 5. HOMEOWNERS OPEN FORUM**
  - A. Security Concerns with Director Silva**
- 6. ARCHITECTURAL MATTERS**
  - A. Architectural Report**
- 7. LANDSCAPE MATTERS**
  - A. Landscape Report**
  - B. EBMUD Report/Meter Reading**
  - C. Terra Landscape Report November/December**
  - D. 103 Justin Circle Proposal**
  - E. 86 Vista Road Proposal**
  - F. Ulster Place Wire Trace Proposal**
  - G. 30 Killybegs Proposal**
  - H. Phormium plant Replacement Proposal**
  - I. Risk Mitigation Pruning Proposal**
  - J. 2024 Terra Landscape Contract**

**8. MAINTENANCE MATTERS**

- A. Maintenance Report**
- B. 163 Justin Circle/ Sea View Fence**
- C. Trash Can Replacement Information**

**9. FINANCIALS MATTERS**

- A. Treasurer's Report**
- B. Monthly Financials**
- C. Reserve Study Proposal**

**10. PRESIDENT'S REPORT**

- A. President's Update Report**

**11. MANAGER'S REPORT**

- A. Completed/Pending/Action Items/ Information**

**12. NEW BUSINESS**

- A. 2024 CHBIOA Management Contract**

**13. OTHER COMMUNICATIONS**

- A. Security Reports**
- B. APD Monthly Update**
- C. Sinkhole Claims**
- D. Reimbursement Letter**

**14. EXECUTIVE SESSION**

- A. Violation Report**
- B. Violation Letters**

**15. ADJOURNMENT/NEXT REGULAR MEETING DATE: Tuesday, March 19, 2024**