



**BOARD OF DIRECTORS MEETING**

**AGENDA**

**TUESDAY, MARCH 26, 2024 – 6:30 PM**

*Virtual Meeting Only*

**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 when signing in.*

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. COMMUNITY MATTERS**
  - A. Village 4 Report
  - B. CHBIOA Minutes
- 4. APPROVAL OF MINUTES**
  - A. Regular Meeting Minutes
  - B. Special Meeting Minutes
- 5. HOMEOWNERS OPEN FORUM**
- 6. FINANCIAL MATTERS**
  - A. Monthly Financials
  - B. 2024-2025 Reserve Study – Draft
  - C. 2024-2025 Budget – Draft
  - D. Financial Review Engagement Letter
- 7. ARCHITECTURAL MATTERS**
  - A. Architectural Report
- 8. LANDSCAPE MATTERS**
  - A. Landscape Report
  - B. Serpico Landscape Report
  - C. EBMUD Report
  - D. Lawn Conservation Survey Update
  - E. Sea View Parkway Lawn Conversion
  - F. Irrigation Renovation

**9. MAINTENANCE MATTERS**

- A. Maintenance Report
- B. Retaining Fence – Wrought Iron

**10. MANAGERS REPORT**

**11. OTHER COMMUNICATIONS**

- A. FEMA Floodplain Information
- B. Gull's Call

**12. NEW BUSINESS**

- A. Board Appointments
- B. Inspector of Election
- C. 2024 CHBIOA Contract

**13. EXECUTIVE SESSION**

- A. Violation Report
- B. Hearing Letter
- C. Violation Letters
- D. Legal Matters

**14. ADJOURN MEETING – Next Meeting: May 28, 2024 – Annual Meeting**