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Meeting ID: 144 883 7915



**A G E N D A**  
**Board of Directors Meeting**  
**MONDAY, MAY 20, 2024**  
**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>A. 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>COMMITTEES</b>                                   |                         |
|                  |            | <b>A. Safety Committee</b>                          |                         |
| <b>6:55 P.M.</b> | <b>6.</b>  | <b>CONSENT CALENDAR</b>                             |                         |
|                  |            | <b>A. Committee Reports</b>                         |                         |
| <b>7:00 P.M.</b> | <b>7.</b>  | <b>APPROVAL OF MINUTES</b>                          |                         |
| <b>7:05 P.M.</b> | <b>8.</b>  | <b>FINANCIAL MATTERS</b>                            |                         |
|                  |            | <b>A. Financial Statements/Investments</b>          |                         |
| <b>7:10 P.M.</b> | <b>9.</b>  | <b>ARCHITECTURAL MATTERS</b>                        |                         |
| <b>7:15 P.M.</b> | <b>10.</b> | <b>LANDSCAPE</b>                                    |                         |
|                  |            | <b>A. Reports</b>                                   |                         |
|                  |            | <b>B. Enhance Landscape-427 Indian</b>              |                         |
|                  |            | <b>C. Landscape Replacements due to PSL Project</b> |                         |
|                  |            | • 308 Galway  |                         |
|                  |            | • 108 Hudson  |                         |
|                  |            | • 138 Hudson  |                         |
|                  |            | • 109 Hudson  |                         |
|                  |            | • 220 Biscay  |                         |
| <b>7:20 P.M.</b> | <b>11.</b> | <b>MAINTENANCE MATTERS</b>                          |                         |
|                  |            | <b>A. PSL Project Update</b>                        |                         |
|                  |            | 1. Tile Replacement                                 |                         |
| <b>7:25 P.M.</b> | <b>12.</b> | <b>POOL MATTERS</b>                                 |                         |
|                  |            | <b>A. Leak Detection Repairs</b>                    |                         |
| <b>7:30 P.M.</b> | <b>13.</b> | <b>PARKING MATTERS</b>                              |                         |
| <b>7:35 P.M.</b> | <b>14.</b> | <b>MANAGER'S REPORT</b>                             |                         |
|                  |            | <b><u>A. Pending Items/Information</u></b>          |                         |
|                  |            | 1. To Do List                                       |                         |
|                  |            | <b><u>B. New Business</u></b>                       |                         |
|                  |            | 1. Reports  |                         |
| <b>7:40 P.M.</b> | <b>15.</b> | <b>EXECUTIVE SESSION</b>                            |                         |
|                  |            | <b>A. Security Reports</b>                          | <b>C. Legal Matters</b> |
|                  |            | <b>B. Current Violations</b>                        | <b>D. Contracts</b>     |
| <b>7:50 P.M.</b> | <b>16.</b> | <b>ADJOURNMENT</b>                                  |                         |

**ALL HOMEOWNERS ARE INVITED TO JOIN THE MEETING**



**EXECUTIVE SESSION  
A G E N D A  
Board of Directors Meeting  
MONDAY, MAY 20, 2024  
5:00 P.M.**

**NOTE:** This meeting is closed to the membership per Civil Code §4935.

- 5:00 P.M.    1.    CALL TO ORDER/APPROVAL OF AGENDA**
- 5:05 P.M.    2.    EXECUTIVE SESSION**
  - a. Legal Matters**
- 6:00 P.M.    3.    ADJOURNMENT**