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Meeting ID: 144 883 7915



**A G E N D A**  
**Board of Directors Meeting**  
**MONDAY, JUNE 30, 2025**  
**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<br>A. Community Report  |
| 6:40 P.M. | 4.  | HOMEOWNER'S OPEN FORUM/GUESTS  |
| 6:50 P.M. | 5.  | COMMITTEES<br>A. Pool Committee - Appoint  |
| 6:55 P.M. | 6.  | CONSENT CALENDAR<br>B. Committee Reports   |
| 7:00 P.M. | 7.  | APPROVAL OF MINUTES  |
| 7:05 P.M. | 8.  | ARCHITECTURAL MATTERS<br>A. Application Referred – 430 Indian - Pergola  |
| 7:10 P.M. | 9.  | LANDSCAPE<br>A. Reports<br>B. Plant Installation Proposal – 209 Galway<br>C. Palm Tree Pruning Proposal – 2982 Baywalk<br>D. Tree Pruning Proposal – 2982 Baywalk<br>E. Turf Reduction   |
| 7:20 P.M. | 10. | MAINTENANCE MATTERS<br>A. PSL Project Update – Owners Rep. Review of Change Order, etc.<br>B. Pool Cabana Roof Repair<br>C. Metal Gate Repairs/Painting<br>D. Resurfacing Concrete Turn Around – Diapian<br>E. Asphalt Slurry Seal |
| 7:30 P.M. | 11. | FINANCIAL MATTERS<br>A. Financial Statements/Investments   |
| 7:35 P.M. | 12. | POOL MATTERS   |
| 7:40 P.M. | 13. | PARKING MATTERS<br>A. Parking Permit – 328 Galway  |
| 7:45 P.M. | 14. | MANAGER'S REPORT<br><u>A. Pending Items/Information</u><br>1. To Do List<br><u>B. New Business</u><br>1. Reports   |
| 7:50 P.M. | 15. | EXECUTIVE SESSION<br>A. Current Violations      B. Homeowner Discipline/Hearings<br>B. C. Legal Matters      D. Contracts  |
| 8:00 P.M. | 16. | ADJOURNMENT  |

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

**FOR REMOTE LOGIN: PLEASE IDENTIFY NAME AND ADDRESS AT SIGN IN. FOR LOGIN ASSISTANCE, CALL 510-865-3363 X355 OR EMAIL [CBR@HARBORBAY.ORG](mailto:CBR@HARBORBAY.ORG)**

**(1) THIS MEETING WILL BE RECORDED AND THEN DELETED FOR THE PURPOSE OF MINUTES ACCURACY.**