

## AGENDA

BOARD OF DIRECTORS MEETING  
WEDNESDAY, JULY 16, 2025 – 6:30 PM

### **VIRTUAL ONLY - ONLINE: RING CENTRAL**

<https://v.ringcentral.com/join/384313382243>

**Telephone:** +1 (650) 419-1505    **Meeting ID:** 384 313 382 243

### **ACTION**

- 1. EXECUTIVE SESSION (For Board Members Only) 6:00 P.M.**
  - a. Violation Matters** Review
  - i. Violation Summary Report** Review
  - ii. Dispute Resolution** Discuss
  - b. Legal Matters** Review
  - c. Contracts** Review
- 2. CALL TO ORDER/APPROVAL OF AGENDA** Verbal/Vote
- 3. CHBIOA VILLAGE REPORT** Discuss/Review
- 4. HOMEOWNER'S OPEN FORUM/GUESTS** Verbal (3mins each)
- 5. MINUTES**
  - a. Draft Minutes: June 11, 2025,** Discuss/Vote
- 6. FINANCIAL MATTERS**
  - a. Financial Statements** Discuss/Accept
  - b. Financial Distribution** Discuss/Review
  - c. Reserve Study** Review/Discuss
  - d. Future Project Funding Strategy** Discuss/Review
- 7. ARCHITECTURAL MATTERS**
  - a. Architectural Status Report** Review
  - b. 663 Centre Court – EV Charger** Discuss/Review
  - c. EV Charger Guidelines** Review/Vote
- 8. EV COMMITTEE BUSINESS**
  - a. EV Committee Matters** Discuss/Review
- 9. LANDSCAPE MATTERS**
  - a. Terra Landscape Update** Discuss/Review
  - b. EBMUD Water Reports** Review
  - c. Landscape Preservation – Dogs Digging** Discuss/Review
- 10. MAINTENANCE MATTERS**
  - a. Job Summary Report (L/S & Maint.)** Discuss/Review
  - b. Maintenance Committee Business/Update** Discuss/Review
  - c. Exterior Maintenance and Workmanship Update** Discuss/Vote
  - d. PSL Updates** Discuss/Vote
  - e. 616 Centre Court – Reimbursement Request** Discuss/Vote
- 11. HOSPITALITY COMMITTEE BUSINESS** Discuss
- 12. NEWSLETTER** Review
- 13. OLD BUSINESS/NEW BUSINESS**
- 14. MANAGER'S REPORT** Verbal/Review
- a. Board Calendar**
- 15. ADJOURNMENT/NEXT MEETING DATE – August 13, 2025 at 6:30 P.M.**

*All homeowners are invited to attend the meeting.*

*For remote login: Please identify name and address at sign in. For login assistance, call 510-865-3363 X354 or email [cct@harborbay.org](mailto:cct@harborbay.org)*

*This meeting may be recorded and then deleted for the purpose of minutes accuracy.*