

AGENDA

BOARD OF DIRECTORS MEETING

WEDNESDAY, DECEMBER 10TH, 2025 – 6:30 PM

<u>In-Person:</u> Community Center 3195 Mecartney Road Alameda, CA 94502	<u>ONLINE: RING CENTRAL</u> https://v.ringcentral.com/join/384313382243 Telephone: +1 (650) 419-1505 Meeting ID: 384 313 382 243
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ACTION

1. **EXECUTIVE SESSION (For Board Members Only) 6:00 P.M.**
 - a. **Violation Matters** Review
 - b. **Legal Matters** Review
 - c. **Contracts** Review/Vote
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- November 11th & November 12th, 2025** Discuss/Vote
6. **FINANCIAL MATTERS**
 - a. **Financial Statements** Discuss/Accept
 - b. **Financial Distribution** Discuss/Review
 - c. **Future Project Funding Strategy** Discuss/Review
 - d. **2025 Audit & Tax Engagement Letter** Discuss/Vote
 - e. **Insurance Updates** Discuss/Review
7. **ARCHITECTURAL MATTERS**
 - a. **Architectural Status Report** Review
8. **EV COMMITTEE BUSINESS**
 - a. **EV Committee Matters** Discuss/Review
9. **LANDSCAPE MATTERS**
 - a. **Terra Landscape Update** Discuss/Review
 - b. **Terra Tree Installation Proposals** Discuss/Vote
 - c. **Tree Sculpture Proposals** Discuss/Vote
 - d. **Terra Irrigation Repair Proposal** Discuss/Vote
 - e. **EBMUD Water Reports** Review
10. **MAINTENANCE MATTERS**
 - a. **Job Summary Report (L/S & Maint.)** Discuss/Review
 - b. **Gutter Cleaning Update** Discuss/Review
 - c. **Appointment to Maintenance Committee** Discuss/Vote
 - d. **Utility Cabinet Proposals** Discuss/Vote
 - e. **PSL Updates/Contract** Discuss/Vote
 - f. **Metal Fence Repainting Proposals** Discuss/Vote
 - g. **Terra Maintenance Proposals** Discuss/Vote
 - Bollard Removal -Paver Installation
11. **HOSPITALITY COMMITTEE BUSINESS** Discuss
12. **OLD BUSINESS/NEW BUSINESS** Review
13. **MANAGER'S REPORT** Verbal/Review
 - a. **Board Calendar**
14. **ADJOURNMENT/NEXT MEETING DATE – January 14, 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

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