



A G E N D A

HEADLANDS BOARD OF DIRECTORS MEETING

Via Video/Teleconferencing Through RingCentral

Join from PC, Mac, Linux, iOS or Android: <https://v.ringcentral.com/join/597716575968>

Or Telephone: Dial: US: 1(650) 419-1505

Meeting ID: 597716575968

6:00 P.M TUESDAY, JANUARY 20, 2026

	<u>ACTION</u>	<u>PAGE</u>
1. CALL TO ORDER/APPROVAL OF AGENDA	Verbal	None
2. COMMUNITY REPORT	Review	None
3. HOMEOWNERS & GUESTS OPEN FORUM	Verbal	None
4. APPROVAL OF MINUTES	Discuss/Vote	2-3
a. Regular Meeting Minutes 1. November 18, 2026		
5. LANDSCAPE MATTERS		
a. Landscape Report	Verbal	4-5
b. Landscape Work Order Summary since November 2025	Review	None
6. FINANCIAL MATTERS		
a. Financial Statements 1. October and November 2025	Discuss/Vote	6-47
7. ARCHITECTURAL MATTERS		
a. Architectural Report since November 2025	Review	None
8. MAINTENANCE MATTERS		
a. Maintenance Work Order Summary since November 2025	Review	None
9. MANAGER'S REPORT		
a. Pending Action Items/Information 1. To Do List	Review	48-49
b. New Business 1. Management Services Contract Renewal 2. Fine Policy	Discuss/Vote	If Received
10. OTHER COMMUNICATION		
11. EXECUTIVE SESSION – Closed Session	Adjourn	
a. Violation Report	Review	51-56
b. Homeowner Discipline		
c. Legal Matters		
12. ADJOURNMENT/NEXT MEETING – Tuesday, March 17, 2026 at 6:00pm		

ALL HOMEOWNERS ARE INVITED TO ATTEND THE MEETING

3195 Mecartney Road - Alameda, California 94502 ~ Telephone: 510.865.3363 ~ Fax: 510.522.1436