



THE HEADLANDS

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

	ACTION	PAGE
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	Verbal	4-5
a. Landscape Report b. Landscape Work Order Summary since November 2025	Review	None
6. FINANCIAL MATTERS	Discuss/Vote	6-47
a. Financial Statements 1. October and November 2025		
7. ARCHITECTURAL MATTERS	Review	None
a. Architectural Report since November 2025		
8. MAINTENANCE MATTERS	Review	None
a. Maintenance Work Order Summary since November 2025		
9. MANAGER'S REPORT	Review	48-49
a. Pending Action Items/Information 1. To Do List 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 b. Homeowner Discipline c. Legal Matters	Review	51-56
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