



HARBOR POINTE

**BOARD OF DIRECTORS MEETING
AGENDA
THURSDAY, NOVEMBER 7, 2024 – 6:30 PM**

IN-PERSON
COMMUNITY CENTER
3195 Mecartney Road
Alameda, CA 94502

OR

HYBRID/ONLINE: RING CENTRAL
<https://meetings.ringcentral.com/j/3754350613>

Telephone: +1 (623) 404-9000 (US West)

Meeting ID: 375 435 0613

Please identify your name and address at sign-in.

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. CHBI VILLAGE 3B REPORT**
 - A. CHBIOA Minutes
- 4. HOMEOWNERS/GUEST OPEN FORUM**
- 5. LANDSCAPE MATTERS**
 - A. Landscape Report
 - B. Terra Monthly Landscape Reports
 - C. EBMUD Water Reports
 - D. Terra Landscape Proposals
- 6. MAINTENANCE MATTERS**
 - A. Maintenance Report
 - B. PSL Technical Committee Update
 - C. PSL Finance Committee Update
- 7. APPROVAL OF MINUTES**
 - A. Regular Meeting Minutes
 - B. Special Meeting Minutes
- 8. ARCHITECTURAL MATTERS**
 - A. Architectural Report
 - B. Roofing Material – Rule Adoption
- 9. INSURANCE MATTER**
 - A. Association Insurance Coverage
- 10. FINANCIAL MATTERS**
 - A. Monthly Financials
 - B. Reserve Study – Draft
 - C. 2025 Budget – Draft
 - D. Heritage Bank Loan
 - E. Financial Review – Engagement Letter
- 11. NEW BUSINESS**
 - A. CC&R Resolution – Rental Restrictions
- 12. OLD BUSINESS**
 - A. License Agreement – License Plate Reader (LPR)

B. Corporate Transparency Act

13. MANAGER'S REPORT

A. Managers Update

14. OTHER COMMUNICATIONS

A. CHBIOA LPR Camera Policy

15. EXECUTIVE SESSION

A. PSL Payment Plans

B. Violation Report

C. Homeowner Violations

16. ADJOURN/NEXT MEETING DATES: Regular Meeting November 7, 2024