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Meeting ID: 144 883 7915



A G E N D A
Board of Directors Meeting
MONDAY, JANUARY 27, 2025
6:30 P.M.

**THE MEETING WILL BE HELD IN PERSON AT
CHBI COMMUNITY CENTER, 3195 MECARTNEY ROAD, ALAMEDA
AND VIA VIDEO CONFERENCE
JOIN IN THROUGH RING CENTRAL MEETINGS**

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|-----------|-----|--|
| 6:30 P.M. | 1. | ROLL CALL |
| 6:32 P.M. | 2. | CALL TO ORDER/APPROVAL OF AGENDA |
| 6:35 P.M. | 3. | COMMUNITY REPORT
A. Community Report |
| 6:40 P.M. | 4. | HOMEOWNER'S OPEN FORUM/GUESTS |
| 6:50 P.M. | 5. | COMMITTEES |
| 6:55 P.M. | 6. | CONSENT CALENDAR
A. Committee Reports |
| 7:00 P.M. | 7. | APPROVAL OF MINUTES |
| 7:05 P.M. | 8. | ARCHITECTURAL MATTERS |
| 7:10 P.M. | 9. | FIRE HARDENING |
| 7:20 P.M. | 10. | LANDSCAPE
A. Reports
B. Turf Reduction Plans and Proposals
C. Entrance Median Baywalk/Aughinbaugh – Modify Irrigation
D. 216 & 217 Indian – Tree Pruning/Removal
E. 2929 Baywalk – Palm Tree Pruning
F. 115 Asby– Tree Removal |
| 7:25 P.M. | 11. | MAINTENANCE MATTERS
A. PSL Project Update
B. Mail Kiosk Pilot Program
C. Asphalt Repair Proposal - Galway |
| 7:30 P.M. | 12. | FINANCIAL MATTERS
A. Financial Statements/Investments |
| 7:35 P.M. | 13. | POOL MATTERS |
| 7:40 P.M. | 14. | PARKING MATTERS
A. Additional Parking Permits
1. 209 Galway
2. 1 |
| 7:45 P.M. | 15. | MANAGER'S REPORT
<i>A. Pending Items/Information</i>
1. To Do List
<i>B. New Business</i>
1. Reports
2. 2025 Management Services Contract |
| 7:50 P.M. | 16. | EXECUTIVE SESSION
A. Current Violations B. Homeowner Discipline
B. C. Legal Matters D. Contracts |

8:00 P.M. 17. ADJOURNMENT
ALL HOMEOWNERS ARE INVITED TO JOIN THE MEETING