



BOARD OF DIRECTORS MEETING

AGENDA

TUESDAY, FEBRUARY 24, 2026 – 6:30 PM

Virtual Meeting Only

ONLINE: RING CENTRAL

<https://v.ringcentral.com/join/395468128>

Telephone: +1 (650) 419-1505

Meeting ID: 395 468 128

Please identify your name and address when signing in.

	<u>ACTION</u>
1. CALL TO ORDER	Verbal
2. APPROVAL OF AGENDA	Vote
3. COMMUNITY MATTERS	Verbal/Review
A. Village 4 Report	
B. CHBIOA Minutes	
• October 22, 2025	
• September 24, 2025	
4. APPROVAL OF MINUTES	
A. Meeting Minutes	Discuss/Vote
• November 25, 2025 – Regular	
5. HOMEOWNERS OPEN FORUM	Verbal (3 mins per H/o)
6. FINANCIAL MATTERS	
A. Monthly Financials	Review/Accept
• January 31, 2025	
○ Financial Report by Management	
• December 31, 2025	
• November 30, 2025	
• October 31, 2025	
7. ARCHITECTURAL MATTERS	Review/Discuss
A. Architectural Report	
8. LANDSCAPE MATTERS	
A. Landscape Report	None
B. Landscape Proposal	
• Lawn Conversion Proposal	
○ Lawn Proposal Comparison Chart & Suggestions	
▪ Garden Mama	
▪ Serpico	
▪ Suma	
▪ Terra	

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|--|---|
| <ul style="list-style-type: none"> C. Water Usage - EBMUD <ul style="list-style-type: none"> • Email • Water Budget Report D. Serpico Landscape Report | <p>Review/Discuss</p> <p>Review/Discuss</p> |
| <p>9. MAINTENANCE MATTERS</p> <ul style="list-style-type: none"> A. Maintenance Report | <p>None</p> |
| <p>10. MANAGERS REPORT</p> | <p>Verbal</p> |
| <p>11. NEW BUSINESS</p> <ul style="list-style-type: none"> A. Reserve Expenditures <ul style="list-style-type: none"> • Wood Retaining Wall Update B. Gull’s Call Article Submission & Deadlines C. Inspector of Election – Mita Raval | <p>Review/Discuss</p> |
| <p>12. OTHER COMMUNICATIONS</p> | <p>None</p> |
| <p>13. EXECUTIVE SESSION – Closed Session</p> <ul style="list-style-type: none"> A. Violation Report B. Hearing Letter <ul style="list-style-type: none"> • Account 088-170068A • Account 088-170092A C. Violation Letter | <p>Adjourn</p> <p>Review/Discuss</p> <p>Discuss/Vote</p>
<p>Review</p> |
| <p>14. ADJOURN MEETING – Next Meeting: April 28, 2026 – Special Meeting</p> | |

~All meetings are being recorded to ensure the accuracy of the minutes~