

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, MARCH 17, 2026

	<u>ACTION</u>	<u>PAGE</u>
1. CALL TO ORDER/APPROVAL OF AGENDA	Verbal	None
2. COMMUNITY REPORT	Review	3-6
3. HOMEOWNERS & GUESTS OPEN FORUM	Verbal	None
4. APPROVAL OF MINUTES	Discuss/Vote	7-8
a. Regular Meeting Minutes 1. January, 2026		
5. LANDSCAPE MATTERS		
a. Landscape Report	Verbal	None
b. Landscape Work Order Summary since January 2026	Review	9
c. Parking Strip Infill	Discuss/Vote	10-14
d. Valve Renovation	Discuss/Vote	If received
6. FINANCIAL MATTERS		
a. Financial Statements 1. January 2026 2. December 2025	Discuss/Vote	15-56
b. Financial Review – Draft	Discuss/Vote	57-64
7. CC&Rs – Amend	Discuss	None
8. ARCHITECTURAL MATTERS		
a. Architectural Report since January 2026	Review	65-66
9. MAINTENANCE MATTERS		
a. Maintenance Work Order Summary since January 2026	Review	None
10. MANAGER’S REPORT		
a. Pending Action Items/Information 1. To Do List	Review	67-68
b. New Business 1. Management Services Contract Renewal	Discuss/Vote	If Received
11. OTHER COMMUNICATION		
a. FLOCK Summary Report	Review	69-72
12. EXECUTIVE SESSION – Closed Session	Adjourn	
a. Violation Report	Review	74-83
b. Homeowner Discipline		
c. Legal Matters		

13. ADJOURNMENT/NEXT MEETING – Tuesday, May 19, 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