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Meeting ID: 264651883108



A G E N D A
Board of Directors Meeting
MONDAY, APRIL 27, 2026
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**

- | | | |
|------------------|------------|---|
| 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. | CONSENT CALENDAR
A. Committee Reports |
| 6:55 P.M. | 6. | APPROVAL OF MINUTES |
| 7:00 P.M. | 7. | COMMITTEES |
| 7:05 P.M. | 8. | ARCHITECTURAL MATTERS |
| 7:10 P.M. | 9. | LANDSCAPE
A. Reports
B. Tree Pruning/Removals - Various Fan Palm Tree Pruning
C. Enhancement – 208 Galway
D. Plant Installation – Baywalk/Mecartney
E. Enhancement – Next to 206 Diapian
F. Enhancement – 305 Galway
G. Enhancement – Behind 233 Hudson
H. Enhancement – Behind 211 Hudson |
| 7:20 P.M. | 10. | MAINTENANCE MATTERS
A. Fence Replacement – 238 Diapian
B. Metal Fence Painting – Change Order |
| 7:25 P.M. | 11. | FINANCIAL MATTERS
A. Financial Statements/Investments
B. Reserve Study – Draft
C. FY 2025-2026 Budget – Draft
D. Year-End Financial Review/Tax Preparation Proposal |
| 7:30 P.M. | 12. | POOL MATTERS
A. Pool Open Date |
| 7:35 P.M. | 13. | PARKING MATTERS
A. Parking Permit Requests
1. 135 Cardigan
2. 146 Asby
B. Parking Rules/Enforcement |
| 7:45 P.M. | 14. | MANAGER'S REPORT
<u>A. Pending Items/Information</u>
1. To Do List
<u>B. New Business</u>
1. Reports |

- 7:50 P.M. 15. EXECUTIVE SESSION
- A. Current Violations
 - B. Homeowner Discipline/Hearing
 - 1. Account #: 099-300228
 - C. Legal Matters
 - D. Personnel
 - E. Contracts
 - 1. 2026 CHBIOA Management Contract Renewal

- 8:00 P.M. 16. ADJOURNMENT

ALL HOMEOWNERS ARE INVITED TO JOIN THE MEETING

FOR REMOTE LOGIN: PLEASE IDENTIFY NAME AND ADDRESS AT SIGN IN. FOR LOGIN ASSISTANCE, CALL 510-865-3363 X355 OR EMAIL CBR@HARBORBAY.ORG

(1) THIS MEETING WILL BE RECORDED AND THEN DELETED FOR THE PURPOSE OF MINUTES ACCURACY.