



AGENDA

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, MAY 19, 2026

	<u>ACTION</u>	<u>PAGE</u>
1. CALL TO ORDER/APPROVAL OF AGENDA	Verbal	1
2. COMMUNITY REPORT	Review	None
3. HOMEOWNERS & GUESTS OPEN FORUM	Verbal	None
4. APPROVAL OF MINUTES	Discuss/Vote	2-4
a. Regular Meeting Minutes		
1. March 17, 2026		
5. LANDSCAPE MATTERS		
a. Landscape Report	Verbal	5-6
b. Landscape Work Order Summary since March 2026	Review	7-8
c. Palm Tree Pruning	Discuss/Vote	If received
6. FINANCIAL MATTERS		
a. Financial Statements	Discuss/Vote	9-69
1. April 2026		
2. March 2026		
3. February 2026		
b. Reserve Study Proposal	Discuss/Vote	70-75
7. CC&Rs – Amend	Discuss	None
8. ARCHITECTURAL MATTERS		
a. Architectural Report since March 2026	Review	76-77
9. MAINTENANCE MATTERS		
a. Maintenance Work Order Summary since March 2026	Review	None
10. MANAGER’S REPORT		
a. Pending Action Items/Information	Review	78-79
1. To Do List		
b. New Business		
1. Annual Block Party	Discuss/Vote	None
11. OTHER COMMUNICATION		
12. EXECUTIVE SESSION – Closed Session	Adjourn	
a. Violation Report	Review	81-90
b. Homeowner Discipline	Discuss/Vote	91-95
1. Account # 074-100440A		
c. Legal Matters		
13. ADJOURNMENT/NEXT MEETING – Tuesday, July 21, 2026 at 6:00pm		

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 HDL@HARBORBAY.ORG

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