



BOARD OF DIRECTORS SPECIAL MEETING

AGENDA

TUESDAY, MAY 5, 2026 – 6:30 PM

Virtual Meeting Only

ONLINE: RING CENTRAL

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

Telephone: +1 (650) 419-1505 - Meeting ID: 395 468 128

Please identify your name and address when signing in.

ACTION

- | | |
|---|--------------------------------|
| 1. CALL TO ORDER | Verbal |
| 2. APPROVAL OF AGENDA | Vote |
| 3. COMMUNITY MATTER | |
| A. Village 4 Report | |
| B. CHBIOA Minutes | |
| • March 5, 2026 – Emergency | |
| • February 25, 2026 | |
| • December 10, 2025 | |
| 4. APPROVAL OF MINUTES | |
| A. Meeting Minutes | Discuss/Vote |
| • February 24, 2026 – Regular | |
| 5. HOMEOWNERS OPEN FORUM | Verbal (3 mins per H/o) |
| 6. FINANCIAL MATTERS | |
| A. Monthly Financials | Review/Accept |
| • March 2026 | |
| • February 2026 | |
| B. Reserve Study -Draft | |
| • Email | |
| • Draft Reserve Study 2026/2027 | |
| C. 2026-2027 Budget - Draft | |
| D. Financial Review – Engagement Letter | |
| • Takemoto & Co. | |
| 7. LANDSCAPE MATTERS | |
| A. Landscape Proposal | Discuss/Vote |
| • Lawn Conversion Proposal Update | |
| ○ Lawn Proposal Comparison Chart & Suggestions | |
| ▪ Serpico | |
| ▪ Terra | |
| B. Landscape Maintenance Contract | |
| • Landscape Maintenance Contract Comparison Chart | |
| ○ Serpico | |
| ○ Terra Landscape | |
| C. Landscape Report | |
| D. EBMUD Email & Reports | |

8. MAINTENANCE MATTERS

- Retaining Wall/Wrought Iron Fence
 - Retaining Wall/Wrought Iron Fence Comparison Chart
 - ALP
 - AXIS Construction
 - CALPRO

9. COMMUNICATIONS

- A. Crime Report – Flock System Update

10. ADJOURN MEETING – Next Meeting: May 26, 2026 – Annual Meeting

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