

AGENDA

BOARD OF DIRECTORS MEETING

WEDNESDAY, JULY 8TH, 2026 – 6:30 PM

<u>In-Person:</u> Community Center 3195 Mecartney Road Alameda, CA 94502	<u>HYBRID/ONLINE: RING CENTRAL</u> https://v.ringcentral.com/join/907452265107 Telephone: +1 (650) 419-1505 (US West) Meeting ID: 907 452 265 107
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ACTION

1. **EXECUTIVE SESSION (For Board Members Only) 6:00 P.M.**
 - a. Violation Matters Discuss/Review
 - b. Legal Matters Discuss/Review
 - c. Contracts Discuss/Review
2. **CALL TO ORDER/APPROVAL OF AGENDA** Verbal/Vote
3. **CHBIOA VILLAGE REPORT** Discuss/Review
4. **HOMEOWNER'S OPEN FORUM/GUESTS** Verbal (3mins each)
5. **APPROVAL OF DRAFT MINUTES** Discuss/Approve
 - a. May 13th, 2026 Regular Meeting Minutes
 - b. May 29th, 2026 Emergency Meeting Minutes
 - c. May 29th, 2026 Emergency Meeting Minutes
 - d. June 10th, 2026 Regular Meeting Minutes
6. **FINANCIAL MATTERS**
 - a. Financial Statements Discuss/Approve
 - i. June 30th, 2026
 - b. Financial Expenditures & Distribution Discuss/Review
 - c. 2027 Draft Reserve Study Discuss/Review
 - d. Fannie Mae/Freddie Mac – 2027 Loan Requirements Discuss/Review
7. **ARCHITECTURAL MATTERS**
 - a. Architectural Status Report Review
8. **EV COMMITTEE BUSINESS**
 - a. EV Committee Matters Discuss/Review
9. **LANDSCAPE MATTERS**
 - a. Landscape Updates Discuss/Review
 - b. Landscape Proposals Discuss/Approve
 - c. EBMUD Water Reports Discuss/Review
10. **MAINTENANCE MATTERS**
 - a. Job Summary Report/Updates (L/S & Maint.) Discuss/Review
 - b. Maintenance Committee Business/Updates Discuss
 - c. Front Gate – Update and Discussion Discuss/Review
 - i. Maintenance Proposals Discuss/Approve
 - d. Bi-Annual Storm Drain Cleaning - Proposals Discuss/Approve
 - e. 405 Centre Court—Removals and Repair Proposals Discuss/Approve
 - i. AUSD Communications and Claim Updates
 - f. Streamline Plumbing—PSL Updates/Change Orders Discuss/Approve
11. **OLD BUSINESS/NEW BUSINESS** Verbal
12. **MANAGER'S REPORT** Verbal/Review
 - a. Board Calendar

ADJOURNMENT/NEXT MEETING DATE – August 5th, 2026 at 6:30 P.M.

All homeowners are invited to attend the meeting.

For remote login: Please identify name and address at sign in. For login assistance, call 510-865-3363 X354 or email cct@harborbay.org

This meeting may be recorded and then deleted for the purpose of minutes accuracy.