



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, JULY 21, 2026

	<u>ACTION</u>	<u>PAGE</u>
1. CALL TO ORDER/APPROVAL OF AGENDA	Verbal	None
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. May 19, 2026		
5. LANDSCAPE MATTERS		
a. Landscape Report/EBMUD Report	Verbal	5-6
b. Landscape Work Order Summary since May 2026	Review	None
c. Parking Step Outs	Discuss/Vote	If received
d. Curb Renovation	Discuss/Vote	If received
e. Palm Tree Pruning	Discuss/Vote	If received
6. FINANCIAL MATTERS		
a. Financial Statements 1. June 2026 2. May 2026	Discuss/Vote	7-46
7. ARCHITECTURAL MATTERS		
a. Architectural Report since May 2026	Review	47-49
8. MAINTENANCE MATTERS		
a. Maintenance Work Order Summary since May 2026	Review	None
9. MANAGER'S REPORT		
a. Pending Action Items/Information 1. To Do List	Review	50-51
b. New Business		
10. OTHER COMMUNICATION		
11. EXECUTIVE SESSION – Closed Session	Adjourn	
a. Violation Report	Review	52-63
b. Homeowner Discipline		
c. Legal Matters		

12. ADJOURNMENT/NEXT MEETING –Annual Meeting – Tuesday, September 15, 2026 at 6:30 p.m. Regular meeting is scheduled for November 17, 2026 at 6:00 p.m.

ALL HOMEOWNERS ARE INVITED TO ATTEND THE MEETING