



BOARD OF DIRECTORS MEETING

AGENDA

TUESDAY, AUGUST 25, 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

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| 1. CALL TO ORDER | Verbal |
| 2. APPROVAL OF AGENDA | Vote |
| 3. COMMUNITY MATTERS | Verbal/Review |
| A. Village 4 Report | |
| B. CHBIOA Minutes | |
| • May 27, 2026 | |
| • March 25, 2026 | |
| 4. APPROVAL OF MINUTES | Discuss/Vote |
| A. Meeting Minutes | |
| • June 23, 2026 – Special | |
| • May 26, 2026 - Annual | |
| • May 26, 2026 - Regular | |
| • May 5, 2026 - Special | |
| 5. HOMEOWNERS OPEN FORUM | Verbal (3 mins per H/o) |
| 6. FINANCIAL MATTERS | Review/Accept |
| A. Monthly Financials | |
| • June 30, 2026 | |
| o Financial Report by Management | |
| • May 31, 2026 | |
| • April 30, 2026 | |
| B. Insurance Renewal - Fidelity Bond | Discuss/Vote |
| 7. ARCHITECTURAL MATTERS | Review/Discuss |
| A. Architectural Report | |
| 8. LANDSCAPE MATTERS | Review/Discuss |
| A. Landscape Report | |
| B. Water Usage - EBMUD | |
| C. Terra Landscape Report | |

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| 9. MAINTENANCE MATTERS | Review/Discuss |
| A. Maintenance Report | |
| B. Retaining Wall Update | |
| 10. MANAGERS REPORT | Review/Discuss |
| 11. OTHER COMMUNICATIONS | Review/Discuss |
| A. Gull's Call Article Submission & Deadlines | |
| 12. EXECUTIVE SESSION – Closed Session | Adjourn |
| A. Violation Report | Review/Discuss |
| B. Violation Letter | Review/Discuss |
| 13. ADJOURN MEETING – Next Meeting: September (TBD) – Special Meeting | |

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

