

AGENDA

BOARD OF DIRECTORS MEETING

WEDNESDAY, AUGUST 12TH, 2026 – 6:30 PM

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

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| 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/CHBIOA MINUTES | Discuss/Review |
| 4. HOMEOWNER'S OPEN FORUM/GUESTS | Verbal (3mins each) |
| 5. APPROVAL OF DRAFT MINUTES | Discuss/Approve |
| a. May 29 th , 2026 Emergency Meeting Minutes | |
| b. June 10 th , 2026 Regular Meeting Minutes | |
| c. July 8 th , 2026 Regular Meeting Minutes | |
| 6. FINANCIAL MATTERS | |
| a. Financial Statements | Discuss/Approve |
| i. July 31st, 2026 | |
| b. Financial Expenditures & Distribution | Discuss/Review |
| c. 2027 Draft Reserve Study— <i>Discussion</i> | Discuss/Review |
| 7. ARCHITECTURAL MATTERS | <i>None</i> |
| 8. EV COMMITTEE BUSINESS | |
| a. EV Committee Matters | Discuss/Review |
| 9. LANDSCAPE MATTERS | |
| a. Landscape Updates | Discuss/Review |
| b. Plant Installation/Enhancement Proposals –Terra* | Review/Vote |
| d. EBMUD Water Reports | <i>None</i> |
| 10. MAINTENANCE MATTERS | |
| a. Job Summary Report/Updates (L/S & Maint.) | Discuss/Review |
| b. Maintenance Committee Business/Updates | Discuss/Review |
| c. Annual Gutter Cleaning Proposal – C.R. Gutters | Review/Vote |
| d. Roof Inspection Proposal Updates | Discuss/Review |
| e. PSL Updates—Streamline Plumbing | Discuss/Approve |
| i. Change Orders | |
| 11. OLD BUSINESS/NEW BUSINESS | Verbal |
| 12. MANAGER'S REPORT | Verbal/Review |
| a. Board Calendar | |

ADJOURNMENT/NEXT MEETING DATE – September 2nd, 2026 at 6:30 P.M.

** Board Review Pending Proposal Revisions*

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.