

EMERY BAY VILLAGE HOA
2018 Annual Association Meeting

Wednesday, March 28, 2018 at 6:30 PM
EBVHOA Community Center

Sign in (Polls Close) 6:30

Call to Order: Rules of Order by President

1. Quorum Determination by Election Inspector/Management
 - a. **Must have 57 Ballots**
 - B. Welcome
 1. Introduction of Board of Directors
 2. Introduction of Walsh Property Management
 3. President's Message
 - C. Treasurer's Report
 1. Financial Report
 - D. Committee Reports & Introductions
 - E. Open Forum
 - F. Election Results
- Adjournment of Annual Meeting to the Regular Monthly Business Meeting



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Regular Business Meeting Agenda March 28, 2018

Call to order: After the Annual Meeting

1. Selection of Officer positions & IDR rep
2. **Approval of Meeting Minutes:** Regular, Executive, Budget
3. **Financial Report:**
 - a. Statement Review/Treasurer Report
 - b. Collections
 - c. Reserve Study quote
4. **Committee Reports:**
 - a. Architectural
 - i. Storage closet doors 2017 and 2018
 - b. Landscape
 - i. Trees & landscape proposals
 - a. Pavers 93/95
 - b. Results of walk with Jensen Re: Irrigation and recommendations
 - c. 2018 Tree Trimming
 - a. Redwood stumps
 - d. Concrete impacted by trees; tree listing
 - e. New plantings – corrective measures
 - ii. Drainage Repair Swale– Work started
 - iii. ECCL Redwoods Behind Clubhouse (tabled)
 - iv. Landscape fabric
 - v. Discussion of service needs
 - vi. Arborist 3-year plan and tag/map programs
 - c. Security / Communications
 - i. Updates, Requests, and Proposals
 - d. Electric Vehicle Committee
 - i. Updates, Requests, and Proposals
 - e. Bike Storage
 - i. Concrete installed
 - ii. Racks awaiting delivery and install
 - iii. Use policy/signs
 - f. Clubhouse interior Committee
 - i. Proposals and general updates

5. Unfinished Business:

- a. Open and tabled items (informational/underway projects)
 - i. Mailboxes – (Pending location of parts to replace spring)
 - ii. Structural issues – bldgs. 34/41 & 14
 - a. Soils engineer proposals
 - b. Interior repair reimbursement policy
 - c. Building 34 door replacement
 - iii. Clubhouse repair project – Pending report
 - iv. Lateral Line Inspections – Approved, 70% done
 - v. LED Light Conversion – 4 fixtures left (as of 3/15)
 - vi. Carport Repair schedule
 - vii. Recycle Center Door Repair
 - viii. Concrete repairs (parking area/walkway hazards)
 - ix. Paving options (*2018 tentative*)
 - x. Concrete damage at stairs for 100 EBD (tabled will include with scope for other concrete work)
 - xi. Clubhouse parking area re-stripe
 - xii. PSI Proposal: Building 28

6. New Business:

7. Management Report

8. Hearings: These may be held in executive session upon request of the owner present. (listing in mgt report)

9. Adjournment to Executive session (Litigation/Contracts/Disciplinary/Personnel Matters/Delinquent Accounts)

Executive Session – Will be held at 6 PM and if needed, after the adjournment of the regular meeting.

Collection/delinquent accounts

Violation/member disciplinary actions: *Violations hearings*