



EMERY BAY VILLAGE HOA
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Regular Business Meeting Agenda January 31, 2018

Call to order: 7PM

1. Open Forum (please limit to 2 minutes)
2. **Approval of Meeting Minutes:** Regular, Executive, Budget
3. **Financial Report:**
 - a. Statement Review/Treasurer Report
 - b. Collections
4. **Committee Reports:**
 - a. Architectural
 - i. Storage closet doors
 - b. Landscape
 - i. Trees & landscape proposals
 - a. Pavers 93/95
 - b. Results of walk with Jensen Re: Irrigation and recommendations
 - c. 2018 Tree Trimming – approved
 - d. Concrete impacted by trees; tree listing
 - e. New plantings at select locations (Units 46 thru 52 shrub change; units 105 thru 111)– installed & complete
 - ii. Drainage Repair Swale– Jensen notified that all reported as clear
 - iii. ECCL Redwoods Behind Clubhouse (tabled)
 - iv. Landscape fabric (purchased) to be installed at fence
 - v. Discussion of service needs
 - vi. Wasps (at present time, appears to be eradicated)
 - vii. Mapping by A-Plus Trees, and selection of redwoods to remove
 - c. Security / Communications
 - i. Updates, Requests, and Proposals
 - ii. Homeowner Handbook
 - iii. Draft policy for rentals
 - iv. Sign holders at mailboxes
 - d. Electric Vehicle Committee
 - i. Updates, Requests, and Proposals
 - e. Bike Storage Committee
 - i. Status of cement pad installation work
 - ii. Status of order of bike racks
 - iii. Schedule for work to begin on guest bike rack installation
 - 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– tabled; info on City Storm drains; hiring soils engineer to design re-grading of soil
 - a. Soils engineer proposals
 - b. Interior repair reimbursement policy
 - iii. Clubhouse repair project – Pending report
 - iv. Lateral Line Inspections – Approved, 50% done
 - v. LED Light Conversion – Management Report
 - vi. Carport Repair schedule & Change Order
 - vii. Proposed project forms & RFP outlines
 - viii. Recycle Center Door Repair – status update (was not complete at 12/6/17 meeting)
 - ix. Concrete repairs (parking area/walkway hazards)
 - x. Paving options (*2018 tentative*)
 - xi. Power Washing
 - xii. Concrete damage at stairs for 100 EBD (tabled will include with scope for other concrete work)
 - xiii. New signs for recycle area – additional banners to be ordered?
 - xiv. Office shelves (should be complete by meeting date)
 - xv. Clubhouse parking area re-stripe

6. New Business:

- a. Possible local/new handyman services
- b. Speeding/reckless driving concerns
- c. 2018 Reserve Projects
- d. Site visits and documentation by Walsh PM
- e. Debrief on 2018 Legal Conference by Michelle New

7. Management Report

8. Hearings: These may be held in executive session upon request of the owner present.

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

Executive Session – called to order following the close of the regular meeting

Collection/delinquent accounts
Vendor contracts
Violation/member disciplinary actions: *Violations hearings*
Violation Status update (report)