



EMERY BAY VILLAGE HOA
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Regular Business Meeting Agenda December 5, 2018

Call to order: 7 PM

1. Open Forum (please limit to 2 minutes)
2. **Approval of Meeting Minutes:** Regular, Executive, Budget, Annual
3. **Financial Report:**
 - a. Statement Review/Treasurer Report
 - b. Collections
 - c. 2019 Budget & Reserve Study
4. **Committee Reports:**
 - a. Architectural
 - i. Storage closet doors 2018
 - ii. Applications (if any)
 - b. Landscape
 - i. Committee Update and & General information
 - ii. Arborist 3-year plan and tag/map programs
 - iii. Swale/drainage problems
 - iv. 105/107/109/111 TC plantings (approved)
 - v. Applications
 - vi. Tree Trimming (scheduled)
 - c. Security / Communications: Updates, Requests, and Proposals
 - i. Website
 - d. Electric Vehicle Committee: Updates, Requests, and Proposals
 - e. Guest Bike Storage
 - ii. Guest bike rack signs (purchased)
 - f. Clubhouse interior Committee: Proposals and general updates
5. **Unfinished Business:**
 - a. Open and tabled items (informational/underway projects)
 - i. Mailboxes
 - ii. Structural issues – bldgs. 34/41 & 14
 - a. Pending start date for approved work
 - b. Cost to do new level measurements (AME)
 - c. Building 34 door replacement
 - iii. Clubhouse repair project – Pending report
 - iv. Lateral Line Inspections – Approved, underway
 - v. Concrete repairs
 - vi. Asphalt Repaving
 - vii. Site visit and Documentation by WPM
 - viii. Annual Meeting (nomination notice sent)
6. **New Business:**
 - a. Storm Drain Cleaning (seasonal)
 - b. 113/115 Plumbing
 - c. 89 Moisture Issue
 - d. 81/83 Plumbing
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 – after the adjournment of the regular meeting.

Collection/delinquent accounts and Violation/member disciplinary actions: *Violations hearings*