



A G E N D A

Board of Directors Meeting

3195 Mcartney Road Alameda CA 94502

Meeting Link: <https://meetings.ringcentral.com/j/4023613158>

RING CENTRAL ID 402 361 3158

THURSDAY, NOVEMBER 7, 2024

5:00PM

1. **CALL TO ORDER/APPROVAL OF AGENDA**
2. **HOMEOWNERS OPEN FORUM/REQUESTS/GUESTS**
3. **COMMUNITY REPORT**
4. **APPROVAL OF MINUTES**
 - a. **Approval of Board Meeting Minutes**
5. **FINANCIAL MATTERS**
 - a. **Treasurers Report & Financials**
 - b. **Reserve Study 2025**
 - c. **Draft Budget 2025**
6. **ARCHITECTURAL MATTERS**
 - a. **Architectural Report**
7. **LANDSCAPE MATTERS**
 - a. **Landscape Report**
 - b. **Landscape Proposals**
 - c. **Tree Maintenance Proposals**
 - d. **EBMUD Water Report**
8. **MAINTENANCE MATTERS**
 - a. **Maintenance Reports**
 - b. **Dry Rot Lot 308**
 - c. **Stucco Wall Repair Lot 112**
 - d. **Roof cleaning Lot 104**
 - e. **Modify Handrail Lot 94**
9. **PARKING MATTERS**
 - a. **Reports**
10. **POOL MATTERS**
11. **MANAGER'S REPORT**
 - A. **Pending Task/Information**
 - Corporate Transparency Act**
 - B. **Reimbursement Request Lot 66**
 - C. **Reimbursement Policy 28-Day Comment**
12. **OTHER COMMUNICATIONS**
13. **EXECUTIVE SESSION**
 - a. **Violations Report**
 - b. **Maintenance Agreement**
 - c. **Contracts**
 - d. **Legal**