



BOARD OF DIRECTORS MEETING

AGENDA

TUESDAY, JANUARY 28TH, 2025 – 6:30 PM

IN-PERSON
COMMUNITY CENTER
3195 Mecartney Road
Alameda, CA 94502

OR

HYBRID/ONLINE: RING CENTRAL
<https://v.ringcentral.com/join/327025571833>
Telephone: +1 (650) 419-1505 (US West)
Meeting ID: 327 025 571 833

1. CALL TO ORDER/APPROVAL OF AGENDA
2. COMMUNITY REPORT
3. HOMEOWNER'S OPEN FORUM/GUESTS (Homeowners granted 3 minutes each to speak on any topic)
4. MINUTES
5. FINANCIAL MATTERS
 - a. Financial Statements
 - b. Reserve Expenditures
 - c. Financial Review Draft
6. LANDSCAPE MATTERS
 - a. Landscape Committee Report & Business
 - b. EBMUD Reports
 - c. Landscape Proposals
 - i. Cagwin & Dorward – Smart Controller Update
 - ii. Cagwin & Dorward - Controller Enclosure Proposal
 - d. Irrigation System Check
 - e. Tree Services
 - i. Davey Tree-Tree Pruning/Care Proposal
 - ii. Davey Tree – Tree Removal Proposal
7. ARCHITECTURAL MATTERS
 - a. Architectural Summary Report
8. INSURANCE
9. POOL MATTERS
 - a. Sun Pointe Annual Heater Cleaning Proposal
10. MAINTENANCE MATTERS
 - a. Job Summary Report (L/S & Maint.)
 - b. PSL Update
 - c. BLB Utility Doors Maintenance
 - d. 2025 Painting Project Proposals
 - e. Pacific Surfacing Paving Proposal
 - f. Stop Signs Installation Proposal
 - g. Roof Repair Follow Up
 - 4 Shepardson
 - 45 Bay Park Terrace
 - h. Diablo Hydro Jetting Follow Up
11. MANAGER'S REPORT
12. PENDING ITEMS/INFORMATION
 - a. Board Calendar
13. NEW BUSINESS
 - a. 2025 CHBI Management Contract
 - b. Legal Retainer Proposals
 - c. Inspector of Elections – Robert Rieder
 - d. Access to Association Media - Candidates
14. OLD BUSINESS
15. EXECUTIVE SESSION
 - a. Violation Matters & Report
 - b. Contracts
 - c. Legal Matters
16. ADJOURNMENT/NEXT MEETING – FEBRUARY 25, 2025 AT 6:30 PM

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 blb@harborbay.org
This meeting will be recorded and then deleted for the purpose of minutes accuracy.*