



**BOARD OF DIRECTORS MEETING
AGENDA
THURSDAY, MARCH 5, 2026 – 5:30 PM**

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

OR

HYBRID/ONLINE: RING CENTRAL
<https://v.ringcentral.com/join/490546591436>
Telephone: +1 (650) 419-1505 (US West)
Meeting ID: 490546591436
Please identify your name and address at sign-in.

	<u>ACTION</u>	<u>PAGE</u>
1. CALL TO ORDER	Verbal	None
2. APPROVAL OF AGENDA	Discuss/Vote	1 - 2
3. COMMUNITY REPORT	Verbal	None
4. HOMEOWNERS/GUEST OPEN FORUM		
5. APPROVAL OF MINUTES		
a. January 8, 2026 Minutes	Discuss/Vote	3 – 6
b. February 5, 2026 annual & organizational Minutes	Discuss/Vote	7 -10
6. FINANCIAL MATTERS		
a. December 2025 Financials	Discuss/Vote	11-52
7. LANDSCAPE MATTERS		
a. Landscape Report	Verbal	None
b. 909 Ironwood Proposal #3062221	Discuss/Vote	53 - 58
c. 201 Baywood Proposal #1207573 (manager approved)	Verbal	59 – 68
d. 313 Holly Oak Proposal #1206620 (manager approved)	Verbal	69 - 78
e. EBMUD Reports	Verbal	79 - 86
f. 2025 Irrigation System Check Proposals	Discuss/Vote	87 - 112
g. 217 Lagunaria line break Prop. #3654 (manager approved)	Verbal	113-120
8. MAINTENANCE MATTERS		
a. Maintenance Report	Verbal	121 - 124
b. Kiosk 5 & 7 Lagunaria Proposal (ability)	Discuss/Vote	125 - 128
c. 214 Carob Lane added work Proposal	Discuss/Vote	129 - 134
d. 117 Chinaberry Lane Gate Proposal	Discuss/Vote	134 - 144
e. 213 Lagunaria cap rail Proposal	Discuss/Vote	145 - 152
9. POOL MATTERS		
a. Pool pump Valve Proposal (manager approved)	Discuss/Vote	153 - 154

10. MANAGERS REPORT

a. Bike lane concern letter	Verbal	155 – 156
b. BWV Parking rules 2026	Discuss/Vote	157 – 170
c. Banking info memo	Verbal	171 – 172

11. ARCHITECTURAL

a. Architectural Report	Verbal	173 - 174
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12. EXECUTIVE SESSION

a. Violation Report	Verbal	175 - 176
b. follow up on account # 090-013508A	Discuss/Vote	177 - 178

13. NEXT MEETING DATE/ADJOURNMENT

Next Board of Directors meeting for Baywood is scheduled for April 2, 2026 at 5:30pm.