

**AGENDA**  
**BOARD OF DIRECTORS MEETING**  
**TUESDAY, FEBRUARY 24<sup>TH</sup>, 2026 – 6:30 PM**

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

**OR**

**ONLINE: RING CENTRAL**  
<https://v.ringcentral.com/join/907452265107>  
**Telephone: +1 (650) 419-1505 (US West)**  
**Meeting ID: 907-452-265-107**

- |   | <b><u>ACTION</u></b>    |
|---|-------------------------|
| <b>1. CALL TO ORDER/APPROVAL OF AGENDA</b>  | Verbal/Vote             |
| <b>2. CHBIOA VILLAGE REPORT</b>   | Discuss/Review          |
| • October 22 <sup>nd</sup> , 2026 CHBIOA Minutes  |                         |
| • September 24 <sup>th</sup> , 2026 CHBIOA Minutes  |                         |
| <b>3. HOMEOWNER’S OPEN FORUM/GUESTS</b>   | Verbal (3 mins per H/O) |
| • Asphalt Repair & Speed Bump Installation:<br>Discussion (Homeowner/Management Coordination) |                         |
| <b>4. APPROVAL OF MINUTES:</b>  | Review/Approve          |
| • January 27 <sup>th</sup> , 2026   |                         |
| • February 9 <sup>th</sup> , 2026   |                         |
| <b>5. FINANCIAL MATTERS</b>   |                         |
| a) Financial Statements:  | Review/Accept           |
| • December 31 <sup>st</sup> , 2025  |                         |
| • January 31 <sup>st</sup> , 2026   |                         |
| b) Reserve Expenditures   | Discuss/Review          |
| c) Brown & Brown Insurance – Updates  | Discuss                 |
| <b>6. LANDSCAPE MATTERS</b>   |                         |
| a) Landscape Committee Report & Business  | Discuss/Review          |
| b) Landscape Maintenance - Proposals  | Discuss/Vote            |
| c) Pesticide/Herbicide Use in Landscaping   | Discuss/Review          |
| d) EBMUD Water Reports  | Discuss/Review          |
| <b>7. ARCHITECTURAL MATTERS</b>   |                         |
| a) Architectural Summary Report   | Discuss/Review          |
| b) Architectural Applications   | <i>None</i>             |
| <b>8. POOL MATTERS</b>  |                         |
| a) Pool Maintenance Committee Report & Business   | Discuss/Review          |
| b) Sun Pointe Services Spa Repair – Proposal  | Review/Vote             |
| c) Tile Proposals – Spa & Shower  | Review/Vote             |
| d) Pool Resurfacing – Update  | Discuss/Review          |
| <b>9. MAINTENANCE MATTERS</b>   |                         |
| a) Job Summary Report (L/S & Maint.) & Updates  | Discuss/Review          |
| b) Pacific Surfacing – Asphalt Repair Updates   | Discuss                 |
| <b>10. OLD/NEW BUSINESS</b>   |                         |
| a) March 31 <sup>st</sup> , 2026 - Annual Meeting Draft Agenda                                | Discuss/Review          |
| <b>11. MANAGER’S REPORT</b>   |                         |
| a) Board Calendar   | Verbal/Review           |
| b) Management Updates   |                         |
| <b>12. EXECUTIVE SESSION – Closed Session</b>   | Adjourn                 |
| a) Violation Matters & Report   | Discuss/Review          |
| • 069-152066A   |                         |
| • 069-152249A   |                         |
| b) Contracts  | Review/Vote             |
| c) Legal Matters  | <i>None</i>             |

**13. ADJOURNMENT/NEXT MEETING DATE – ANNUAL MEETING: March 31<sup>st</sup>, 2026**

*All homeowners are invited to attend the meeting. **This meeting will be recorded for the purpose of minutes accuracy.***  
*For remote login: Please identify name and address at sign in. For login assistance, call 510-865-3363 X354 or email [blb@harborbay.org](mailto:blb@harborbay.org)*