



**BOARD OF DIRECTORS MEETING  
AGENDA  
THURSDAY, APRIL 2, 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.*

	<b><u>ACTION</u></b>	<b><u>PAGE</u></b>
<b>1. CALL TO ORDER</b>	Verbal	None
<b>2. APPROVAL OF AGENDA</b>	Discuss/Vote	1 - 2
<b>3. COMMUNITY REPORT</b>		
a. CHBIOA 12.10.25 Minutes	Verbal	3 - 6
b. Flock camera summary 2.25.26	Verbal	7-10
<b>4. HOMEOWNERS/GUEST OPEN FORUM</b>		
<b>5. APPROVAL OF MINUTES</b>		
a. March 5, 2026 Minutes	Discuss/Vote	11-14
<b>6. FINANCIAL MATTERS</b>		
a. January 2026 Financials	Discuss/Vote	15-52
b. Financial Review Draft	Discuss/Vote	53-66
c. Edward Jones – follow up	Verbal	None
<b>7. LANDSCAPE MATTERS</b>		
a. Landscape Report	Verbal	67-72
b. 2026 Irrigation System Check Proposals	Discuss/Vote	73-98
c. 110 Carob memo style	Discuss/Vote	99-102
d. 605 Baywood proposal Tree Sculpture (manager approved)	Verbal	103-112
<b>8. MAINTENANCE MATTERS</b>		
a. Maintenance Report	Verbal	113-122
b. BWV Kiosk repair BIDS	Discuss/Vote	123-148
c. 306 Ironwood Proposal	Discuss/Vote	149-152
d. 601 Baywood proposal (manager approved)	Discuss/Vote	153-154
e. Power wash memo	Discuss/Vote	155-158
f. 626 Ironwood proposal (CR Gutters)	Discuss/Vote	159-162

<b>9. POOL MATTERS</b>		
a. Pool Maintenance BIDS	Discuss/Vote	163-166
<b>10. MANAGERS REPORT</b>		
a. BWV Parking rules 2026	Discuss/Vote	167-190
<b>11. ARCHITECTURAL</b>		
a. Architectural Report	Verbal	191-192
<b>12. EXECUTIVE SESSION</b>		
a. Violation Report	Verbal	193-194
b. follow up on account # 090-013508A	Discuss/Vote	195-196
<b>13. NEXT MEETING DATE/ADJOURNMENT</b>		
Next Board of Directors meeting for Baywood is scheduled for May 7, 2026 at 5:30pm.		