



**BOARD OF DIRECTORS MEETING
AGENDA
MONDAY, MARCH 9, 2026 – 2:00 PM**

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

OR

HYBRID/ONLINE: RING CENTRAL
<https://v.ringcentral.com/join/395468128>
Telephone: +1 (650)-419-1505
Meeting ID: 395 468 128

Please identify your name and address at sign-in.

- | | <u>ACTION</u> |
|--|-------------------------|
| 1. Call to Order | Verbal |
| 2. Approval of Agenda | Vote |
| 3. Approval of Minutes | Discuss/Vote |
| A. Regular Meeting Minutes | |
| • January 12, 2026 | |
| 4. Homeowners Open Forum | Verbal (3 mins per H/o) |
| 5. Landscaping Matters | |
| A. Terra Landscape Reports | Verbal |
| • Monthly Activity Report | Discuss/Review |
| B. Proposals | Discuss/Vote |
| • Irrigation System Checks (Terra) | |
| o Irrigation System Check Comparison Chart 2026 vs. 2025 | |
| o Controller 4 – Next to 200 Sweet (3292) | |
| o Controller B – 57 Salmon (3556) | |
| o Controller 2 – 153 Anderson (3588) | |
| o Controller D – 29 Anderson & Node Controller – 371 Anderson (3590) | |
| • 363 Anderson – Removal of (11) Tea Trees (4450) | |
| C. Landscape Report | Discuss/Review |
| • Landscape Chair Overview | |
| • Landscape Walk Notes | |
| • Cul-de-sac city strips | |
| • Playground area plant re-design | |
| D. EBMUD Email & Water Budget Reports | Discuss/Review |
| 6. Architectural Matters | |
| A. Architectural Report | Discuss/Review |
| 7. Maintenance Matters | Verbal |
| A. Maintenance Report | |

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| 8. CHBIOA Village 5 Report | |
| A. Gary Lym Village Representative | Verbal |
| B. CHBIOA Minutes | Discuss/Review |
| 9. Financial Information | |
| A. Monthly Financials | Discuss/Accept |
| • January 2026 | |
| • December 2025 | |
| B. Reserve Study Proposal | Discuss/Vote |
| C. Insurance Renewal | Discuss/Vote |
| 10. Manager's Report | Verbal |
| A. Manager's Task List | |
| 11. Other Communications | None |
| 12. New Business | Discuss/Review |
| A. Gull's Call Submission/Deadlines | |
| B. Crime Report | |
| 13. Old Business | Discuss/Vote |
| C. Paint Palette Revisions- Garage Doors | |
| 14. Executive Session – Closed Session | Adjourn |
| A. Contracts | None |
| B. Violation Report | Discuss/Review |
| C. Hearings | None |
| D. Violation Letters | Discuss/Review |
| D. Adjournment/Next Meeting Date – May 11, 2026 – Annual Meeting/Regular Meeting | |
| ~All meetings are being recorded to ensure the accuracy of the minutes~ | |