



**BOARD OF DIRECTORS MEETING  
AGENDA  
THURSDAY, MARCH 12, 2026 – 6:30 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.*

- |  | <b><u>ACTION</u></b>           |
|--|--------------------------------|
| <b>1. CALL TO ORDER</b>                      | <b>Verbal</b>                  |
| <b>2. APPROVAL OF AGENDA</b>                 | <b>Vote</b>                    |
| <b>3. COMMUNITY REPORT</b>                   | <b>Discuss/Review</b>          |
| A. CHBIOA Minutes                            |                                |
| B. CHBIOA Report                             |                                |
| <b>4. HOMEOWNERS OPEN FORUM &amp; GUESTS</b> | <b>Verbal (3 Mins per H/o)</b> |
| <b>5. APPROVAL OF MINUTES</b>                | <b>Discuss/Vote</b>            |
| A. Regular Minutes                           |                                |
| • January 8, 2026                            |                                |
| <b>6. FINANCIAL MATTERS</b>                  |                                |
| A. Monthly Financial Statements              | <b>Discuss/Accept</b>          |
| • January 31, 2025                           |                                |
| • December 31, 2025                          |                                |
| B. Financial Report                          |                                |
| • 2026 January                               | <b>Discuss/Review</b>          |
| C. Edward Jones Investment Update            | <b>Verbal/Vote</b>             |
| • Reinvestment of Funds (May 2026)           |                                |
| D. Reserve Study -Draft                      | <b>Discuss/Vote</b>            |
| E. Insurance Renewal                         | <b>Discuss/Vote</b>            |
| <b>7. ARCHITECTURAL MATTERS</b>              |                                |
| A. Architectural Report                      | <b>Discuss/Review</b>          |
| <b>8. LANDSCAPE MATTERS</b>                  |                                |
| A. Landscape Report                          | <b>Discuss/Review</b>          |
| B. EBMUD Email & Reports                     | <b>Discuss/Review</b>          |
| C. Landscape Proposals                       | <b>Discuss/Vote</b>            |
| • Mulch Replenishment                        |                                |
| ○ Labor & Material                           |                                |
| ○ Labor Only                                 |                                |
| • Tree Removal Request                       |                                |
| ○ 133 Orr Road                               |                                |
| ○ 16 McDonnel                                |                                |
| • 2026 Irrigation System Check               |                                |
| D. Landscape Maintenance Contract Proposals  |                                |

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|--|-----------------------|
| <b>9. MAINTENANCE MATTERS</b>  | <b>Discuss/Review</b> |
| A. Maintenance Report  |                       |
| B. Concrete Repairs – Tot Lot  | Discuss/Vote          |
| C. Fence Replacement   | Discuss/Votre         |
| • 147 Orr Road   |                       |
| • 5 McDonnel   |                       |
| • 155 Orr Road - Ratify  |                       |
| <br>   |                       |
| <b>10. MANAGER’S REPORT</b>  | <b>Verbal</b>         |
| A. To-Do List and Information  |                       |
| <br>   |                       |
| <b>11. OTHER COMMUNICATIONS</b>  | <b>None</b>           |
| <br>   |                       |
| <b>12. NEW BUSINESS</b>  |                       |
| A. Paint Rules & Guidelines/Accent, Seasonal, and Permanent Outdoor Lights Revisions |                       |
| • Rules & Regulations  | Discuss/Vote          |
| • Architectural Standards  | Discuss/Vote          |
| B. Crime Report  | Discuss/Review        |
| C. Proposal for Enforcement Policy and Schedule of Fines                             | Discuss/Vote          |
| D. Gull’s Call Submission/Deadlines  | Discuss/Vote          |
| <br>   |                       |
| <b>13. OLD BUSINESS</b>  | <b>None</b>           |
| <br>   |                       |
| <b>14. PARKING MATTERS</b>   |                       |
| A. Parking Rules Revision Committee Update   | Verbal                |
| <br>   |                       |
| <b>15. EXECUTIVE SESSION – Closed Session</b>  | <b>Adjourn</b>        |
| A. Contracts   | None                  |
| B. Legal   | Discuss/Vote          |
| • Violation Enforcement Questions: Review  |                       |
| C. Violation Report  | Discuss/Review        |
| D. Hearings  | None                  |
| E. Board Decision Letters  | None                  |
| F. Parking Violations  | None                  |
| G. Violation Letters   | Discuss/Review        |
| <br>   |                       |
| <b>16. ADJOURNMENT/NEXT MEETING DATE: May 14, 2026 – Annual Meeting</b>              |                       |

**~All meetings are being recorded to ensure the accuracy of the minutes~**