



AGENDA
BOARD OF DIRECTORS MEETING
TUESDAY, APRIL 28TH, 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

ACTION

- | | |
|---|-------------------------|
| 1. CALL TO ORDER/APPROVAL OF AGENDA | Verbal/Vote |
| 2. CHBIOA VILLAGE REPORT | Discuss/Review |
| • December 10 th , 2025 CHBIOA Minutes | |
| • February 25 th , 2026 CHBIOA Minutes | |
| • March 5 th , 2026 CHBIOA Emergency Minutes | |
| 3. HOMEOWNER'S OPEN FORUM/GUESTS | Verbal (3 mins per H/O) |
| 4. APPROVAL OF MINUTES: | Review/Approve |
| • February 24 th , 2026 Regular Meeting Minutes | |
| • March 31 st , 2026 Annual Meeting Minutes | |
| • March 31 st , 2026 Regular Meeting Minutes | |
| 5. FINANCIAL MATTERS | |
| a) Financial Statements: | Review/Accept |
| • February 28 th , 2026 | |
| • March 31 st , 2026 | |
| b) Reserve Expenditures | Discuss/Review |
| c) 2026 Reserve Study – Executive Summary | Discuss/Review |
| 6. LANDSCAPE MATTERS | |
| a) Landscape Committee Report & Business | Discuss/Review |
| b) Backflow Prevention Test Proposal | Discuss/Vote |
| c) EBMUD Water Reports | Discuss/Review |
| 7. ARCHITECTURAL MATTERS | <i>None</i> |
| 8. POOL MATTERS | |
| a) Pool Maintenance Committee Report & Business | Discuss/Review |
| b) Pool Resurfacing – Burketts & Sunpointe Updates | Discuss/Review |
| 9. MAINTENANCE MATTERS | |
| a) Job Summary Report (L/S & Maint.) & Updates | Discuss/Review |
| b) 7 Damon Court – AMI Gate Repair Proposal | Discuss/Vote |
| c) Trip Hazard Repair Proposals | Discuss/Vote |
| 10. OLD/NEW BUSINESS | |
| a) FLOCK Camera Installation | Discuss/Vote |
| b) Alameda Smoking Ordinance | Discuss/Review |
| c) Committee Appointments/Charter Updates | Discuss/Vote |
| 11. MANAGER'S REPORT | |
| a) Board Calendar | Verbal/Review |
| b) Management Updates | Verbal |
| 12. EXECUTIVE SESSION – Closed Session | Adjourn |
| a) Violation Matters & Report | Discuss/Review |
| • 069-152066A | |
| • 069-152249A | |
| • 069-146084 | |
| b) Contracts | <i>None</i> |
| c) Legal Matters | Discuss/Review |
| • 069-127498 | |
| 13. ADJOURNMENT/NEXT MEETING DATE – May 26th, 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