



AGENDA

Brittany Landing Harbor Board of Directors Meeting

The meeting will be held via Video Conference on Ring Central

Tuesday, April 28, 2026 – 6:30 p.m.

	<u>ACTION</u>	<u>PAGES</u>
1. CALL TO ORDER/APPROVAL OF AGENDA	Verbal	None
2. COMMUNITY MATTERS	Verbal/Review	
A. Village 3B Report – Tim Coffey		
B. CHBIOA Meeting Minutes	Review	3-8
1. February 25, 2026		
2. March 5, 2026		
3. HOMEOWNERS & GUESTS OPEN FORUM	Verbal	None
4. COMMITTEES	Verbal	None
A. Appoint Members	Discuss/Vote	9-12
5. BLH WEBSITE	Verbal	None
6. APPROVAL OF MINUTES		
A. Regular Meeting Minutes	Discuss/Vote	13-18
1. February 24, 2026		
2. March 26, 2026 Organizational		
B. Special Meeting Minutes	Discuss/Vote	19-20
1. April 10, 2026		
7. FINANCIAL MATTERS		
A. Treasurer's Report	Verbal	None
B. Monthly Financials	Review/Accept	21-71
1. March 2026		
2. February 2026		
8. ARCHITECTURAL MATTERS		
A. Architectural Report	Review	None
B. Architectural Application Summary	Review	72-77
9. MAINTENANCE MATTERS		
A. Work Order Summary	Review	78-81
B. Siding/Painting Project Update	Discuss	None
1. Structural Engineering - Balconies	Discuss/Vote	None
2. Paint Colors/Sheen	Discuss/Vote	None
3. Change Order – Decorative Louvers	Discuss/Vote	82-85
10. LANDSCAPE MATTERS		
A. Landscape Report/EBMUD Water Budget Reports	Review	86-87
B. Work Order Summary	Review	88-89
C. Irrigation Repairs – Controller A	Discuss/Vote	90-92
D. Irrigation Repairs – Controller B	Discuss/Vote	93-94
E. Irrigation Repairs – Controller Y	Discuss/Vote	95-97
F. Plant Removal/Mulch – 53/57 Purcell	Discuss/Vote	98
G. Mulch - 156 & 160 Purcell	Discuss/Vote	99
H. Plant Removal/Replace– 28 Sunny Cove	Discuss/Vote	100

11. POOL MATTERS	Review	None
A. Heat on – 4/11/2026		
12. PARKING MATTERS		
A. Parking Rules/Enforcement	Discuss	101-103
13. MANAGER’S REPORT		
A. Pending Action Items/Information		
1. To Do List	Review	104-106
B. New Business		
1. ECHO Membership	Discuss/Vote	107-109
14. OTHER COMMUNICATION		
15. EXECUTIVE SESSION – Closed Session	Adjourn	110-117
A. Violation Report	Discuss/Review	111-117
B. Hearings		
C. Contracts		
D. Legal Matters		

16. ADJOURNMENT/NEXT MEETING – May 28, 2026

All homeowners are invited to attend the meeting.

For remote login: Please identify name and address at sign in. For login assistance, call 510-865-3363 X355 or email BLH@harborbay.org

This meeting will be recorded and then deleted for the purpose of minutes accuracy.