



**BAY COLONY ASSOCIATION
AGENDA
BOARD OF DIRECTORS MEETING
THURSDAY, APRIL 16TH, 2026 AT 6:00PM**

In-Person:

Community Center
3195 Mecartney Road
Alameda, CA 94502

ONLINE: RING CENTRAL

<https://v.ringcentral.com/join/907452265107>

Telephone: +1 (650) 419-1505 (US West)

Meeting ID: 907-452-265-107

ACTION

- | | |
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| 1. CALL TO ORDER/APPROVAL OF AGENDA | Review/Approve |
| 2. COMMUNITY REPORT | Review |
| 3. HOMEOWNER'S OPEN FORUM/GUESTS (H/O granted 3 minutes) | |
| 4. APPROVAL OF MINUTES | |
| a. March 19 th , 2026 | Review/Approve |
| 5. FINANCIAL MATTERS | |
| a. Financial Statements | Review/Approve |
| i. March 31 st , 2026 | |
| b. Financial Draft Review – 2025 | Discuss/Vote |
| c. Financial Updates/Construction Costs | Discuss/Review |
| d. Insurance Updates | Discuss/Review |
| 6. ARCHITECTURAL MATTERS | |
| a. Architectural Summary Report | None |
| 7. LANDSCAPE MATTERS | |
| a. Landscape Updates | None |
| b. Mulch Installation Proposal | Discuss/Vote |
| c. EBMUD Water Updates | Review |
| 8. MAINTENANCE MATTERS | |
| a. Jobs Manager's Report (L/S & Maintenance) | Review |
| b. Roofing Project Updates & Change Orders | Review/Vote |
| c. Dry Rot Repair Proposals & Change Orders | Review/Vote |
| 9. OLD BUSINESS/NEW BUSINESS | |
| a. Annual Meeting – May 21 st , 2026 | Discuss |
| 10. MANAGER'S REPORT/BOARD CALENDAR | |
| a. Board Calendar | Verbal/Review |
| 11. EXECUTIVE SESSION – Closed Session | |
| a. Violations | None |
| b. Contracts | Discuss/Vote |
| c. Legal Matters | None |
| 12. ADJOURN REGULAR MEETING | |

NEXT BOARD MEETING (Annual Meeting) -- May 21st, 2026 at 6:00PM

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 X354 or email byc@harborbay.org

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