



**BOARD OF DIRECTORS MEETING
AGENDA
TUESDAY, APRIL 14, 2026 – 5:30 PM**

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

OR

HYBRID/ONLINE: RING CENTRAL

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

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 (1 Min) | Verbal |
| 2. APPROVAL OF AGENDA (1 min) | Vote |
| 3. COMMUNITY MATTERS (5 mins) | Discuss/Review |
| A. Village 1 Report- Gary Hoffer | |
| B. CHBIOA Minutes | |
| • March 5, 2026 – Emergency Meeting | |
| • February 25, 2026 | |
| 4. ARCHITECTURAL MATTERS (1 min) | Discuss/Review |
| A. Architectural Report | |
| B. PAC Introduction – Dana Tursi | |
| 5. HOMEOWNERS & GUESTS OPEN FORUM | Verbal (3 mins per H/o) |
| 6. FINANCIAL MATTERS (5 mins) | |
| A. Treasurer’s Report | Verbal |
| B. Monthly Financials | Review/Accept |
| • March 31, 2026 | |
| • February 28, 2026 | |
| • Management Financial Report – 2026 January | |
| C. Financial Review - Draft | |
| 7. LANDSCAPING MATTERS (45 mins) | |
| A. Landscape Report | Verbal/None |
| B. EBMUD Email & Water Reports | None |
| C. Terra Landscape Report | Verbal/Review |
| • Monthly Activity Report | |
| D. Landscape Proposals | Discuss/Vote |
| • Ratify Main Line Repair – 218 Basinside (4704) | |
| • Ratify Main Line Repair – 337 Channing (Next to Control D) (5039) | |
| • Pavers & Plants Install – 373 Channing Way (at Sandpiper) (4305) | |
| • 2026 Irrigation System Check | |
| ○ Irrigation System Check Comparison Chart 2026 vs. 2025 | |
| ○ Control A – 185 Capetown (4007) | |
| ○ Control B – 392 Channing Way (4059) | |
| ○ Control D – 353 Channing Way (4060) | |

- Control E – 54 Crane (4061)
 - Control F (4062)
 - Control G – 218 Basinside (4063)
 - Control C – 5 Sandpiper Pl (4066)
 - Control H – 376 Capetown Dr (4068)
 - Control I – 341 Capetown Dr (4071)
 - Control K – 342 Channing Way (4075)
 - Control L – 150 Basinside Way (4077)
 - Control 9 – 29 Captains Dr (4079)
- E. Curb Strip Lawn Conversion Design Plans** Discuss/Vote
- F. Terra Private Improvement Projects – Policy Review** Discuss/Vote
- 8. APPROVAL OF MINUTES (3 mins)** **Discuss/Vote**
- A. Regular Meeting Minutes**
- March 10, 2026
- 9. MAINTENANCE MATTERS (0 min)**
- A. Maintenance Reports** Verbal/None
- 10. MANAGER’S REPORT (1 min)**
- A. Pending/Completed Action Items/Information** Verbal
- 11. OLD BUSINESS (5 mins)**
- A. Paint Palette Update** Discuss/Vote
- Review Committee Appointment
- B. Annual Dinner Prep & Update** Discuss/Vote
- Taco Bar Vendor & Proposal
- 12. OTHER COMMUNICATION** None
- 13. EXECUTIVE SESSION – Closed Session (5 mins)** **Adjourn**
- A. Contracts** None
- B. Legal**
- Attorney Opinion Letter
- C. Hearings** Discuss/Vote
- Account 097-128538
- D. Board Decision Letters** None
- E. Violation Report** Discuss/Review
- F. Violation Letters** Discuss/Review
- 14. ADJOURNMENT- NEXT MEETING May 12, 2026 – Annual Dinner**

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