



Bayview Harbor  
Homeowners' Association, Inc.  
3195 Mecartney Road  
Alameda, California 94502  
(510) 865-3363

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**A G E N D A**  
**BAYVIEW HARBOR HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**

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WEDNESDAY, MAY 13, 2026 8:30am

|  | <u><b>ACTION</b></u> | <u><b>PAGE</b></u> |
|--|----------------------|--------------------|
| <b>1. CALL TO ORDER</b>  | Verbal               | None               |
| <b>2. APPROVAL OF AGENDA</b>   |                      |                    |
| a. May 12, 2026  | Discuss/Vote         | 1 - 2              |
| <b>3. COMMUNITY REPORT</b>   |                      |                    |
| a. CHBIOA 12.10.25 Minutes   | Verbal               | 3 – 6              |
| b. Flock Camera Summary  | Verbal               | 7 - 10             |
| <b>4. HOMEOWNERS/GUEST OPEN FORUM</b>  | Verbal               | None               |
| <b>5. APPROVAL OF MINUTES</b>  |                      |                    |
| a. March 11, 2026 annual & organizational Minutes  | Discuss/Vote         | 11-14              |
| <b>6. FINANCIAL MATTERS</b>  |                      |                    |
| a. Financials Jan, Feb & March 2026  | Discuss/ Vote        | 15-114             |
| b. BVH insurance renewal 2026-2027   | Discuss/ Vote        | 115-118            |
| c. Reserve Study 2026  | Discuss/ Vote        | 119-122            |
| <b>7. LANDSCAPE MATTERS</b>  |                      |                    |
| a. Landscape Report  | Verbal               | None               |
| b. EBMUD water reports   | Verbal               | 123-124            |
| c. Terra proposal #3072352 (conversion)  | Discuss/ Vote        | 125-136            |
| <b>8. MAINTENANCE MATTERS</b>  |                      |                    |
| a. Maintenance Report  | Verbal               | None               |
| <b>9. ARCHITETURAL REPORT</b>  |                      |                    |
| a. Architectural Report  | Discuss/ Vote        | 137-138            |
| b. NEW BVH Paint palette & Guidelines  | Discuss/ Vote        | 139-143            |
| <b>10. MANGERS REPORT</b>  |                      |                    |
| a. BVH Annual meetings   | Discuss/ Vote        | None               |
| <b>11. EXECUTIVE SESSION</b>   |                      |                    |
| a. Violation Report  | Verbal               | None               |
| <b>12. NEXT MEETING DATE/ ADJOURNMENT</b>  |                      |                    |
| Bayview Harbors next Board of Directors meeting is scheduled for Wednesday, August 12, 2026 at 8:30am. |                      |                    |