



**BOARD OF DIRECTORS MEETING  
AGENDA  
THURSDAY, MAY 21, 2026 – 5:30 PM**

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

**OR**

**HYBRID/ONLINE: RING CENTRAL**  
<https://v.ringcentral.com/join/490546591436>  
**Telephone: +1 (650) 419-1505 (US West)**  
**Meeting ID: 490546591436**

*Please identify your name and address at sign-in.*

	<b><u>ACTION</u></b>	<b><u>PAGE</u></b>
<b>1. CALL TO ORDER</b>	Verbal	None
<b>2. APPROVAL OF AGENDA</b>	Discuss/Vote	1 - 2
<b>3. COMMUNITY REPORT</b>	Verbal	None
<b>4. HOMEOWNERS/GUEST OPEN FORUM</b>	Verbal	None
<b>5. APPROVAL OF MINUTES</b>		
a. April 29, 2026 executive minutes	Discuss/Vote	3 - 6
<b>6. FINANCIAL MATTERS</b>		
a. February and March 2026 Financials	Discuss/Vote	7-76
<b>7. LANDSCAPE MATTERS</b>		
a. Landscape Report	Verbal	77-80
b. EBMUD water reports	Verbal	81-88
c. 717 Baywood proposal (terra landscaping) x2	Discuss/Vote	89-96
d. 209 Lagunaria proposal (tree sculpture)	Discuss/Vote	97-106
e. 2026 Irrigation System Check Proposals	Discuss/Vote	107-116
f. 106 Carob proposal (ability maintenance)	Discuss/Vote	117-120
g. 306 Ironwood BIDS	Discuss/Vote	121-136
h. 609 Ironwood (manager approved)	Verbal	137-140
i. Tree Sculpture 2026 removals proposal	Discuss/Vote	141-158
j. Tree Sculpture proposal #1281055	Discuss/Vote	159-168
k. Irrigation proposal (manager approved)	Verbal	169-174
<b>8. MAINTENANCE MATTERS</b>		
a. Maintenance Report	Verbal	175-180
b. BWV Power Wash BIDS	Discuss/Vote	181-202
c. 702 Lagunaria steps proposal (ability maintenance)	Discuss/Vote	203-206
d. 102 Chinaberry lane Proposal (manager approved)	Verbal	207-210
e. 806 Ironwood inspection	Discuss/Vote	211-224

**9. POOL MATTERS**

a. Pool service (sun pointe)	Verbal	225-262
b. pool estimate #11746 (sun pointe)	Discuss/Vote	263-264
c. Pool Monitors 2026	Verbal	265-268
d. commercial water heater law memo	Verbal	269-270
e. Pool Bathroom memo style (manager approved)	Verbal	271-274

**10. MANAGERS REPORT**

a. BWV Parking rules 2026	Discuss/Vote	275-300
b. 1009 Ironwood Parking application	Discuss/Vote	301-304
c. Light survey 2026	Verbal	305-310
d. 238 Diapian shared fence memo	Discuss/Vote	311-316
e. BWV address signs	Discuss/Vote	317-318
f. Ice Cream Social	Discuss/Vote	None

**11. ARCHITECTURAL**

a. Architectural Report	Verbal	319-320
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**12. EXECUTIVE SESSION**

a. Violation Report	Verbal	321-322
b. follow up on account # 090-013508A	Discuss/Vote	323-324
c. BWV Board	Verbal	325-328

**13. NEXT MEETING DATE/ADJOURNMENT**

Next Board of Directors meeting for Baywood is scheduled for June 4, 2026 at 5:30pm.