

## AGENDA

### BOARD OF DIRECTORS MEETING

**WEDNESDAY, MAY 13<sup>TH</sup>, 2026 – 6:30 PM**

<b><u>In-Person:</u></b> Community Center 3195 Mecartney Road Alameda, CA 94502	<b>HYBRID/ONLINE: RING CENTRAL</b> <a href="https://v.ringcentral.com/join/907452265107">https://v.ringcentral.com/join/907452265107</a> Telephone: +1 (650) 419-1505 (US West) Meeting ID: 907 452 265 107
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### ACTION

1. **EXECUTIVE SESSION (For Board Members Only) 6:00 P.M.**
  - a. **Violation Matters** Discuss/Review
  - b. **Legal Matters** Discuss/Review
  - c. **Contracts** Discuss/Review
2. **CALL TO ORDER/APPROVAL OF AGENDA** Verbal/Vote
3. **CHBIOA VILLAGE REPORT** Discuss/Review
4. **HOMEOWNER'S OPEN FORUM/GUESTS** Verbal (3mins each)
5. **APPROVAL OF MINUTES** Discuss/Vote
  - a. **April 8<sup>th</sup>, 2026 Regular Meeting Minutes**
  - b. **April 8<sup>th</sup>, 2026 Annual Meeting Minutes**
6. **FINANCIAL MATTERS**
  - a. **Financial Statements** Discuss/Accept
    - i. **March 31<sup>st</sup>, 2026**
    - ii. **April 30<sup>th</sup>, 2026**
  - b. **Financial Expenditures & Distribution** Discuss/Review
    - i. **Loan Repayment—Homeowner Feedback**
  - c. **Draft Reserve Study** Discuss/Review
7. **ARCHITECTURAL MATTERS**
  - a. **Architectural Status Report** Review
8. **EV COMMITTEE BUSINESS**
  - a. **EV Committee Matters** Discuss/Review
9. **LANDSCAPE MATTERS**
  - a. **Landscape Updates** Discuss/Review
  - b. **EBMUD Water Reports** Discuss/Review
10. **MAINTENANCE MATTERS**
  - a. **Job Summary Report/Updates (L/S & Maint.)** Discuss/Review
  - b. **Maintenance Committee Business/Updates** Discuss
  - c. **Garbage Kiosk K—Repair Proposal** Discuss/Vote
  - d. **Siding Repair Proposals—461 CCT** Discuss/Vote
  - e. **Unit Water Concerns—222 CCT (Possible Action)** Discuss/Vote
  - f. **Roofing Updates—Inspection Report** Discuss/Review
  - g. **Streamline Plumbing—PSL Updates/Change Orders** Discuss/Approve
11. **OLD BUSINESS/NEW BUSINESS**
  - a. **Board Appointments/Committee Updates** Discuss/Approve
12. **MANAGER'S REPORT** Verbal/Review
  - a. **Board Calendar**

**ADJOURNMENT/NEXT MEETING DATE – June 10<sup>th</sup>, 2026 at 6:30 P.M.**

*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 [cct@harborbay.org](mailto:cct@harborbay.org)*

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