



Bay Colony Association
3195 Mecartney Road
Alameda, California 94502
(510) 865-3363

BAY COLONY ASSOCIATION
ANNUAL MEMBERSHIP MEETING

A G E N D A

Thursday, May 21, 2026, 6:00 pm

- TIME: 5:00 p.m. – Ballot Count
6:00 p.m. – Meeting Begins
- LOCATION: **Join us at the Community of Harbor Bay Isle
3195 Mecartney Road, Alameda, CA 94502
or
Via Ring Central
Join from PC, Mac, Linux, iOS or Android:
<https://v.ringcentral.com/join/907452265107>
Telephone: +1 (650) 419-1505 (US West)
Meeting ID: 907-452-265-107
Please identify your name and address at sign-in**
- 6:00 p.m. CALL TO ORDER
a. Election Results – Board Introduced
b. Management Introduced
- 6:10 p.m. COMMUNITY REPORT
a. Director of Security – Javier Silva
b. Village 5 Representative - Gary Lym
c. CLASS Report – Jon Hamilton
- 6:20 p.m. PRESIDENT’S REPORT
a. 2025 Highlights Report
b. Committee & Board Recognition
- 6:30 p.m. OPEN COMMUNICATION
- 6:55 p.m. NEXT MEETING DATE AND ADJOURNMENT
Next Regular Board Meeting: 6/18/2026 at 6:00 p.m.
Next Annual Meeting: 5/20/2027 at 6:00 p.m.

The Board will hold a brief organizational meeting following the Annual Meeting.

Election Rules governing this election can be found at:
<https://harborbay.org/wp-content/uploads/2026/01/BYC-Election-Voting-Rules.pdf>



**BAY COLONY ASSOCIATION
AGENDA
BOARD OF DIRECTORS MEETING
THURSDAY, MAY 21TH, 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

- | | |
|--|----------------|
| 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 | |
| ii. April 31 st , 2026 | |
| b. Financial Updates/Construction Costs | Discuss/Review |
| c. 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. Board Appointments | Discuss/Vote |
| 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 -- June 18th, 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.