



**BOARD OF DIRECTORS MEETING  
AGENDA  
THURSDAY, MAY 28, 2026 – 6:30 PM**

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

**OR**

**HYBRID/ONLINE: RING CENTRAL**  
<https://v.ringcentral.com/join/ssoogian>  
**Telephone: +1 (650) 419-1505 (US West)**  
**Meeting ID: 395 468 128**

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

**ACTION**

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| <b>1. CALL TO ORDER</b>   | <b>Verbal</b>  |
| <b>2. APPROVAL OF AGENDA</b>  | <b>Discuss/Vote</b>  |
| <b>3. CHBI VILLAGE 3B REPORT</b><br>A. Village 3B Report – Tim Coffey<br>B. CHBIOA Minutes <ul style="list-style-type: none"><li>• March 5, 2026 – Emergency</li><li>• February 25, 2026</li></ul>  | <b>Review/Discuss</b>  |
| <b>4. HOMEOWNERS/GUEST OPEN FORUM</b>   | <b>Verbal(3 mins per H/o)</b>  |
| <b>5. LANDSCAPE MATTERS</b><br>A. Landscape Report <ul style="list-style-type: none"><li>• Landscape Chair Report</li></ul> B. Terra Monthly Landscape Reports<br>C. EBMUD Water Reports<br>D. Landscape Proposals <ul style="list-style-type: none"><li>• 415 Harbor Road – Plant Installation: Terra (5823)</li><li>• 2756 Sea View – Plant Installation: Terra (5828)</li><li>• 203 Harbor Road – Plant Installation: Terra (5829)</li><li>• 207 Harbor Road – Plant Installation: Terra (5831)</li><li>• 721 &amp; 725 Harbor Road – Plant Installation: Terra (5837)</li><li>• 821 Harbor &amp; 30 Aughinbaugh – Plant Installation: Terra (5840)</li><li>• Tree Service – Pruning/Clearance: Tree Sculpture (1266623)</li><li>• Tree Service – Fertilization/Prevention: Tree Sculpture (1285687)</li><li>• <b>MANAGER APPROVED</b><ul style="list-style-type: none"><li>○ Backflow – Cagwin &amp; Dorward (Manager Approved; 517871)</li></ul></li></ul> | <b>Verbal</b><br><br><b>Discuss/Review</b><br><b>Discuss/Review</b><br><b>Discuss/Vote</b> |
| <b>6. MAINTENANCE MATTERS</b><br>A. Maintenance Report<br>B. Asphalt Project Update<br>C. Trim Paint Project Update <ul style="list-style-type: none"><li>• New Paint Trim Color (Benjamin Moore)</li></ul> D. Bollard Replacement Project Update   | <b>Discuss/Review</b><br><b>Verbal</b><br><b>Discuss/Vote</b><br><br><b>Discuss</b>        |

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| <p><b>7. APPROVAL OF MINUTES</b></p> <p>A. Regular Meeting Minutes</p> <ul style="list-style-type: none"> <li>• March 26, 2026</li> </ul> <p>B. Annual Meeting Minutes</p> <ul style="list-style-type: none"> <li>• March 26, 2026</li> </ul> | <p><b>Discuss/Vote</b></p>                                     |
| <p><b>8. ARCHITECTURAL MATTERS</b></p> <p>A. Architectural Report</p>   | <p>Discuss/Review</p>  |
| <p><b>9. FINANCIAL MATTERS</b></p> <p>A. Monthly Financials</p> <ul style="list-style-type: none"> <li>• March 31, 2026</li> <li>• February 28, 2026</li> </ul> <p>B. Transfer of Funds</p> <p>C. Reserve Study Proposal</p>                  | <p>Discuss/Accept</p> <p>Discuss/Vote</p> <p>Discuss/Vote</p>  |
| <p><b>10. MANAGER'S REPORT</b></p> <p>A. Managers Update</p>  | <p><b>Verbal</b></p>   |
| <p><b>11. OTHER COMMUNICATIONS</b></p>  | <p><b>None</b></p>   |
| <p><b>12. EXECUTIVE SESSION - Adjourn</b></p> <p>A. PSL Payment Plans</p> <p>B. Violation Report</p>  | <p><b>Closed Session</b></p> <p>None</p> <p>Discuss/Review</p> |
| <p><b>13. ADJOURN/NEXT MEETING DATES: <b>July 23, 2026 – Regular Meeting</b></b></p>  |  |