



Lantern Bay  
Owners' Association, Inc.  
3195 Mecartney Road  
Alameda, California 94502  
(510) 865-3363

Join from PC, Mac, Linux, iOS or Android:  
<https://v.ringcentral.com/join/300697922386>

Or Telephone: +1 (650) 419-1505  
Meeting ID: 300697922386

LANTERN BAY  
AGENDA

BOARD OF DIRECTORS MEETING

In-Person at CHBIOA Community Center, 3195 Mecartney Road  
Remotely via RingCentral Meetings  
(Be sure to provide your name on the sign-in screen)  
THURSDAY, MAY 14, 2026 - 6:30 PM

	<u>ACTION</u>	<u>PAGE</u>
<b>1. CALL TO ORDER/APPROVAL OF AGENDA</b>	Verbal	
<b>2. VILLAGE 3-A REPORT</b>	Verbal/Review	
A. CHBIOA Meeting Minutes		
1. February 25, 2026		
2. March 5, 2026		
<b>3. HOMEOWNERS &amp; GUESTS OPEN FORUM</b>	Verbal	
<b>4. APPROVAL OF MINUTES</b>	Discuss/Vote	
A. Regular Meeting Minutes		
1. March		
<b>5. ARCHITECTURAL MATTERS</b>		
A. Architectural Application Summary	Review	
B. Application Referred – 146 Gainsborough Non-Standard Paint Color	Discuss/Vote	
<b>6. LANDSCAPE MATTERS</b>		
A. Landscape Report/EBMUD Water Budget Information	Review	
B. Landscape Maintenance RFP	Discuss/Vote	
<b>7. MAINTENANCE MATTERS</b>		
A. Work Order Summary Since March 1, 2026	Review	
B. Concrete Repair – 140 Sheffield	Discuss/Vote	
<b>8. FINANCIAL MATTERS</b>		
A. Monthly Financials	Review/Accept	
1. March 2026		
2. February 2026		
B. Reserve Study Update – Draft	Discuss/Vote	
C. 2026-2027 Budget – Draft	Discuss/Vote	
D. Financial Review/Tax Preparation Proposal	Discuss/Vote	
<b>9. MANAGER'S REPORT</b>		
A. Pending Action Items/Information	Review	
1. To Do List		
B. New Business Action Items		
<b>10. OTHER COMMUNICATION</b>		
<b>11. EXECUTIVE SESSION – Closed Session</b>	Adjourn	
A. Violation Report	Discuss/Review	
B. Homeowner Discipline		
<b>12. ADJOURNMENT/NEXT MEETING DATE – July 9, 2026</b>		

*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 X355 or email [LTB@harborbay.org](mailto:LTB@harborbay.org)*

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