



Sandpiper Cove
Homeowners' Association, Inc.
3195 Mecartney Road
Alameda, California 94502
(510) 865-3363

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Meeting ID: 430904465755

**SANDPIPER COVE
AGENDA**

Board of Directors Meeting
In-Person at CHBIOA Community Center, 3195 Mecartney Road
Remotely via Ring Central Meetings
WEDNESDAY, MAY 13, 2026 - 6:00 PM

	<u>ACTION</u>	<u>PAGE</u>
1. CALL TO ORDER/APPROVAL OF AGENDA	Verbal	1
2. COMMUNITY MATTERS	Verbal/Review	None
A. Village 3A Report		
B. CHBIOA Minutes	Review	2-7
1. February 25, 2026		
2. March 5, 2026		
3. HOMEOWNERS & GUESTS OPEN FORUM	Verbal	None
4. GOVERNING DOCUMENTS		
A. Amended & Restated CC&Rs	Discuss/Vote	If Received
5. APPROVAL OF MINUTES	Discuss/Vote	8-9
A. Regular Meeting Minutes		
1. March 11, 2026		
6. FINANCIAL MATTERS		
A. Monthly Financials	Review/Accept	10-60
1. March 2026		
2. February 2026		
B. Financial Review Draft	Discuss/Vote	
7. ARCHITECTURAL MATTERS		
A. Architectural Application Summary	Review	61-63
8. MAINTENANCE MATTERS		
A. Work Order Summary Since March 1, 2026	Review	64-65
9. LANDSCAPE MATTERS		
A. Landscape Report/EBMUD Water Budget Reports	Review	66-68
B. Work Order Summary Since March 1, 2026	Review	69-71
C. Landscape Contract Content/Process	Discuss	
D. Customer Service Response Times	Discuss	
10. MANAGER'S REPORT		
A. Pending Action Items/Information	Review	72-73
1. To Do List		
B. New Business	Discuss/Vote	None
11. OTHER COMMUNICATION		
A	Discuss/Review	74-112
12. EXECUTIVE SESSION – Closed Session	Adjourn	
A. Violation Report	Discuss/Review	75-112
B. Hearings		None
13. ADJOURNMENT/NEXT MEETING – July 8, 2026		

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 SPC@harborbay.org

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