



**BOARD OF DIRECTORS MEETING
AGENDA
THURSDAY JULY 2, 2026 – 5:30 PM**

IN-PERSON
COMMUNITY CENTER
3195 Mecartney Road
Alameda, CA 94502

OR

HYBRID/ONLINE: RING CENTRAL
<https://v.ringcentral.com/join/490546591436>
Telephone: +1 (650) 419-1505 (US West)
Meeting ID: 490546591436
Please identify your name and address at sign-in.

	<u>ACTION</u>	<u>PAGE</u>
1. CALL TO ORDER	Verbal	None
2. APPROVAL OF AGENDA	Discuss/Vote	1 - 2
3. COMMUNITY REPORT		
a. CHBIOA minutes 3.25.26	Verbal	3 - 8
4. HOMEOWNERS/GUEST OPEN FORUM	Verbal	None
5. APPROVAL OF MINUTES		
a. June 4, 2026 minutes	Discuss/Vote	9 - 12
6. FINANCIAL MATTERS		
a. May Financials 2026	Discuss/Vote	
7. LANDSCAPE MATTERS		
a. Landscape Report	Verbal	13-18
b. EBMUD water reports	Verbal	19-26
c. 721 Baywood proposal (manager approved)	Verbal	27-30
d. 609 Ironwood proposal (terra)	Discuss/Vote	31-34
e. 502 Lagunaria proposal dispute	Discuss/Vote	35-52
8. MAINTENANCE MATTERS		
a. Maintenance Report	Verbal	53-56
b. 105 Holly oak Asphalt proposal (ability)	Discuss/Vote	57-66
c. 614 Baywood BIDS	Discuss/Vote	67-80
9. POOL MATTERS		
a. Pool Permits	Discuss/Vote	81-88
b. Pool monitors & schedule	Verbal	89-94
c. Pool door knobs BIDS	Discuss/Vote	95-106
10. OLD NEWS		
a. BWV Parking rules 2026	Discuss/Vote	107-114
b. Ice Cream Social	Verbal	115-116
c. La Bella's charges	Verbal	117-126
11. MANAGERS REPORT		
a. Budget req. memo style	Verbal	127-128
b. CA SB 1007	Verbal	129-132
12. ARCHITECTURAL		
a. Architectural Report	Verbal	133-134
b 413 Lagunaria - referred application	Discuss/Vote	135-164
c.725 Baywood – referred application	Discuss/Vote	165-174
13. EXECUTIVE SESSION		
a. Violation Report	Verbal	175-176

14. NEXT MEETING DATE/ADJOURNMENT

Next Board of Directors meeting for Baywood is scheduled for July 2, 2026 at 5:30pm.