

**AGENDA**  
**BOARD OF DIRECTORS MEETING**  
**TUESDAY, JUNE 30<sup>TH</sup>, 2026 – 6:30 PM**

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

**OR**

**ONLINE: RING CENTRAL**  
<https://v.ringcentral.com/join/907452265107>  
**Telephone: +1 (650) 419-1505 (US West)**  
**Meeting ID: 907-452-265-107**

**ACTION**

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| <ol style="list-style-type: none"> <li>1. <b>CALL TO ORDER/APPROVAL OF AGENDA</b></li> <li>2. <b>CHBIOA VILLAGE REPORT</b></li> <li>3. <b>HOMEOWNER’S OPEN FORUM/GUESTS</b></li> <li>4. <b>APPROVAL OF MINUTES:</b> <ul style="list-style-type: none"> <li>• April 28<sup>th</sup>, 2026 Draft Minutes</li> <li>• May 26<sup>th</sup>, 2026 Draft Minutes</li> </ul> </li> <li>5. <b>FINANCIAL MATTERS</b> <ol style="list-style-type: none"> <li>a) Financial Statements:           <ul style="list-style-type: none"> <li>• May 31<sup>st</sup>, 2026</li> </ul> </li> <li>b) Reserve Expenditures</li> <li>c) 2026 Reserve Study – Executive Summary</li> <li>d) 2027 Reserve Study – Preparation &amp; Planning</li> <li>e) 2026-2027 Insurance Disclosure           <ul style="list-style-type: none"> <li>• Membership Distribution</li> </ul> </li> </ol> </li> <li>6. <b>LANDSCAPE MATTERS</b> <ol style="list-style-type: none"> <li>a) Landscape Committee Report &amp; Business</li> <li>b) Tree Care – Davey Tree Proposal           <ul style="list-style-type: none"> <li>• Tree Pruning</li> <li>• Tree Removal</li> </ul> </li> <li>c) Irrigation Systems Check Proposal – Cagwin &amp; Dorward</li> <li>d) Site Water Usage Reports – Cagwin &amp; Dorward</li> <li>e) EBMUD Water Reports</li> </ol> </li> <li>7. <b>ARCHITECTURAL MATTERS</b> <ol style="list-style-type: none"> <li>a) Architectural Report</li> <li>b) Architectural Applications           <ul style="list-style-type: none"> <li>• 23 Shepardson Lane</li> </ul> </li> </ol> </li> <li>8. <b>POOL MATTERS</b> <ol style="list-style-type: none"> <li>a) Pool Maintenance Committee Report &amp; Business</li> <li>b) Pool Resurfacing Project – Final Updates &amp; Discussion</li> </ol> </li> <li>9. <b>MAINTENANCE MATTERS</b> <ol style="list-style-type: none"> <li>a) Job Summary Report (L/S &amp; Maint.) &amp; Updates</li> <li>b) Ped. Gate – Rex Key &amp; Lock Re-Key Proposal</li> <li>c) Roof Inspection – Roof Works Proposal</li> </ol> </li> <li>10. <b>OLD/NEW BUSINESS</b> <ol style="list-style-type: none"> <li>a) Alameda Smoking Ordinance – City Instruction</li> </ol> </li> <li>11. <b>MANAGER’S REPORT</b> <ol style="list-style-type: none"> <li>a) Board Calendar</li> <li>b) Management Updates</li> </ol> </li> <li>12. <b>EXECUTIVE SESSION – Closed Session</b> <ol style="list-style-type: none"> <li>a) Violation Matters &amp; Report           <ul style="list-style-type: none"> <li>• 069-152066A</li> <li>• 069-152249A</li> </ul> </li> <li>b) Contracts</li> <li>c) Legal Matters</li> </ol> </li> <li>13. <b>ADJOURNMENT/NEXT MEETING DATE – July 28<sup>th</sup>, 2026</b></li> </ol> | <p>Verbal/Vote</p> <p>Discuss/Review</p> <p>Verbal (3 mins per H/O)</p> <p>Review/Approve</p><br><p>Review/Accept</p><br><p>Discuss/Review</p> <p>Discuss/Review</p> <p>Discuss</p> <p>Discuss/Review</p><br><p>Discuss/Review</p> <p>Discuss/Vote</p><br><p>Discuss/Vote</p> <p>Discuss/Review</p> <p>Discuss/Review</p><br><p>Discuss/Review</p> <p>Review/Approve</p><br><p>Discuss/Review</p> <p>Discuss/Review</p><br><p>Discuss/Review</p> <p>Discuss/Vote</p> <p>Discuss/Vote</p><br><p>Discuss/Review</p><br><p>Verbal/Review</p> <p>Verbal</p> <p><b>Adjourn</b></p> <p>Discuss/Review</p><br><p>None</p> <p>None</p> |
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