



**BOARD OF DIRECTORS MEETING
AGENDA
THURSDAY AUGUST 6, 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	Verbal	None
4. HOMEOWNERS/GUEST OPEN FORUM	Verbal	None
5. APPROVAL OF MINUTES		
a. July 2, 2026 minutes	Discuss/Vote	3 - 6
6. FINANCIAL MATTERS		
a. June Financials 2026	Discuss/Vote	7 – 48
b. Gutter Cleaning proposal 2026-2027	Discuss/Vote	49-52
c. Parking enforcement	Verbal	53-58
d. Backflow BIDS	Discuss/Vote	59-80
e. Reserve Study follow up	Verbal	81-204
7. LANDSCAPE MATTERS		
a. Landscape Report	Verbal	205-208
b. 502 Lagunaria proposal dispute	Discuss/Vote	209-226
c. 501 Holly oak Irrigation proposal #3076593	Discuss/Vote	227-232
d. 206 Ironwood Tree Proposal #3076727	Discuss/Vote	233-234
e. 310 Carob Tree Sculpture proposal #1378528	Discuss/Vote	235-244
8. MAINTENANCE MATTERS		
a. Maintenance Report	Verbal	245-250
b. 1102 Ironwood Proposal (ability)	Discuss/Vote	251-252
c. 713 Ironwood gate proposal (manager approved)	Verbal	253-254
d. 114 Carob Proposal Railing	Discuss/Vote	255-258
e. 409 Baywood weekend tree emergency	Discuss/Vote	259-262
9. POOL MATTERS		
a. Pool monitor schedule (August 2026)	Verbal	263-264

b. Pool door knob (R&S proposal)	Discuss/Vote	265-270
c. Pool door knobs BIDS	Discuss/Vote	271-292
d. Pool Plaster memo style	Verbal	293-294
e. Pool Chemical proposal	Discuss/Vote	295-298

10. OLD NEWS

a. BWV Parking rules 2026	Discuss/Vote	299-318
b. Trailer request memo style	Discuss/Vote	319-320
c. Ice Cream Social	Verbal	321-322
d. address sign – follow up	Discuss/Vote	323-324

11. MANAGERS REPORT

a. Board training classes memo style	Verbal	325-326
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12. ARCHITECTURAL

a. Architectural Report	Verbal	327-330
b. 725 Baywood – referred application follow up	Discuss/Vote	331-342

13. EXECUTIVE SESSION

a. Violation Report	Verbal	343-346
b. Account # 090-012864A	Verbal	347-354

14. NEXT MEETING DATE/ADJOURNMENT

Next Board of Directors meeting for Baywood is scheduled for September 3, 2026 at 5:30pm.