



BOARD OF DIRECTORS MEETING
AGENDA
MONDAY, JULY 13, 2026 – 2:00 PM

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

OR

HYBRID/ONLINE: RING CENTRAL
<https://v.ringcentral.com/join/ssoogian>
Telephone: +1 (650)-419-1505
Meeting ID: 395 468 128

Please identify your name and address at sign-in.

- | | <u>ACTION</u> |
|--|--------------------------------|
| 1. Call to Order | Verbal |
| 2. Approval of Agenda | Vote |
| 3. Approval of Minutes | Discuss/Vote |
| A. Regular Meeting Minutes | |
| • May 11, 2026 | |
| B. Annual Meeting Minutes | |
| • May 11, 2026 | |
| 4. Homeowners Open Forum | Verbal (3 mins per H/o) |
| 5. Landscaping Matters | |
| A. Terra Landscape Reports | Verbal |
| • Monthly Activity Report | Discuss/Review |
| B. Proposals | Discuss/Vote |
| • Swift Ct Cul-da-sac – Renovation (Terra; 5225) | |
| • Park In Between 355 & 363 Anderson Rd - Enhancement (Terra; 5221) | |
| • Anderson Park – Renovation (Terra; 6703) | |
| • Thrip Prevention – Australian Tea Tree (Tree Sculpture; 2662) | |
| • Corrective Pruning/Shaping/Thin – Podocarpus Species 175 Anderson (Tree Sculpture; 8542) | |
| • Remove Dead Wood/Shaping – Australian Tea Tree (Tree Sculpture; 8132) | |
| C. Landscape Report | Discuss/Review |
| • Landscape Chair Overview | |
| • Summary-work Activity | |
| D. EBMUD Email & Water Budget Reports | None |
| E. Manager Approved Proposal | |
| • 123 Lawrence – Lateral Line Repair (Terra; 6310) | |
| • Controller A – Located on Sweet Way – Controller Repair (Terra; 6657) | |
| 6. Architectural Matters | |
| A. Architectural Report | Discuss/Review |
| 7. Maintenance Matters | |
| A. Maintenance Report | Verbal/None |
| B. Tot Lot – Inspection Proposal | Discuss/Vote |

C. Retaining Wall Repair – 150 Sweet

Discuss/Vote

8. CHBIOA Village 5 Report

A. Gary Lym Village Representative

Verbal

B. CHBIOA Minutes

None

9. Financial Information

A. Monthly Financials

Discuss/Accept

- May 2026

10. Manager's Report

Verbal

A. Manager's Task List

11. New Business

Verbal

B. Annual Picnic Prep

12. Executive Session – Closed Session

Adjourn

A. Contracts

None

B. Violation Report

Discuss/Review

C. Hearings

None

D. Violation Letters

Discuss/Review

13. Adjournment/Next Meeting Date – September 14, 2026 – Regular Meeting

~All meetings are being recorded to ensure the accuracy of the minutes~