



**BOARD OF DIRECTORS MEETING
AGENDA
THURSDAY, JULY 9, 2026 – 6:30 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. COMMUNITY REPORT | Discuss/Review |
| A. CHBIOA Minutes | |
| • March 5, 2026 – Emergency | |
| • February 25, 2026 | |
| B. CHBIOA Report | |
| 4. HOMEOWNERS OPEN FORUM & GUESTS | Verbal (3 Mins per H/o) |
| A. Speed Bumps | |
| 5. APPROVAL OF MINUTES | Discuss/Vote |
| A. Regular Minutes | |
| • May 14, 2026 | |
| B. Annual Minutes | |
| • May 14, 2026 | |
| C. Special Minutes | |
| • June 18, 2026 | |
| 6. FINANCIAL MATTERS | |
| A. Monthly Financial Statements | Discuss/Accept |
| • May 31, 2025 | |
| • April, 2025 | |
| B. Financial Report | |
| • 2026 May | Discuss/Review |
| C. Edward Jones Investment Update | Verbal/Vote |
| 7. ARCHITECTURAL MATTERS | |
| A. Architectural Report | Discuss/Review |
| B. CAC Approval Letter – Tree Remove/Replace | |
| 8. LANDSCAPE MATTERS | |
| A. Landscape Report | Discuss/Review |
| • Tree Removal/Replacement Update | |
| • Spring Irrigation Rebate (EBMUD) Update | |
| • Mulch Replenishment – Proposal Request | |
| B. EBMUD Email & Reports | Discuss/Review |
| C. Landscape Proposals | Discuss/Vote |
| • 2026 Irrigation Repairs | |

○ Irrigation Map ○ Controller C (Bella Vista; 738) ○ Controller B (Bella Vista; 739) ○ Controller D (Bella Vista; 740)	
9. MAINTENANCE MATTERS	Discuss/Review
A. Maintenance Report	
B. Concrete Repairs	
• Tot Lot Update	Discuss/Vote
• 8 McDonnel Road Discussion	
C. Fence Replacement	Discuss/Vote
• 198 Orr Road	
D. Playground Inspection	
• Play Safe Inspection	
• BSafe Playground Inspection	
• Bay Area Playground Inspections	
10. MANAGER’S REPORT	Verbal
A. To-Do List and Information	
11. OTHER COMMUNICATIONS	None
12. NEW BUSINESS	
A. Accent, Seasonal, and Permanent Outdoor Lights Revisions	
• Rules & Regulations	Discuss/Vote
• Architectural Standards	Discuss/Vote
B. Enforcement Policy and Schedule of Fines – Draft	Discuss/Vote
C. Pruning/Removal of Tree and other Vegetation Policy	Discuss/Vote
D. Wild Animal Policy	Discuss/Vote
13. OLD BUSINESS	None
14. PARKING MATTERS	
A. Parking Rules Revision Committee	Verbal
• Update & Review of Draft Notes	
• Charter	
• CC&Rs - Parking	
• Parking Information	
• Analysis of Alternatives	
• Blocked Driveways	
• Parking Permit Information	
• Committee Appointments	
15. EXECUTIVE SESSION – Closed Session	Adjourn
A. Contracts	None
B. Legal	Discuss/Vote
C. Violation Report	Discuss/Review
• Mailbox Number Email – Account 072-100300A	
D. Hearings	None
E. Board Decision Letters	None
F. Parking Violations	None
G. Violation Letters	Discuss/Review

16. ADJOURNMENT/NEXT MEETING DATE: September 10, 2026 – Regular Meeting

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