



**BOARD OF DIRECTORS MEETING
AGENDA
THURSDAY, JULY 23, 2026 – 6:30 PM**

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

OR

HYBRID/ONLINE: RING CENTRAL

<https://v.ringcentral.com/join/ssoogian>

Telephone: +1 (650) 419-1505 (US West)

Meeting ID: 395 468 128

Please identify your name and address at sign-in.

ACTION

- | | |
|---|-------------------------------|
| 1. CALL TO ORDER | Verbal |
| 2. APPROVAL OF AGENDA | Discuss/Vote |
| 3. CHBI VILLAGE 3B REPORT | Review/Discuss |
| A. Village 3B Report – Tim Coffey | |
| B. CHBIOA Minutes | None |
| 4. HOMEOWNERS/GUEST OPEN FORUM | Verbal(3 mins per H/o) |
| 5. LANDSCAPE MATTERS | |
| A. Landscape Report | Verbal |
| • Landscape Chair Report | |
| B. Terra Monthly Landscape Reports | Discuss/Review |
| C. EBMUD Water Reports | Discuss/Review |
| D. Landscape Proposals | None |
| • MANAGER APPROVED | Review |
| ○ 12 Aughinbaugh – Valve Replacement (Terra; 6101) | |
| ○ 405 Harbor Road – Clear Drain of Weeds (Terra; 6562) | |
| ○ 611 Harbor Road – Removal of Tree Trunk (Terra; 6621) | |
| ○ Curb Strip 2766 Sea View Pkwy – Lateral Line Repair (Terra; 6726) | |
| 6. MAINTENANCE MATTERS | |
| A. Maintenance Report | Discuss/Review |
| B. Trim Paint Project Update | Discuss/Vote |
| • Trim Paint Project Proposals | |
| ○ Varsity Painting | |
| ○ C&A Painting | |
| ○ ALP | |
| ○ MB Jesse | |
| ○ Universe | |
| • New Paint Trim Color (Benjamin Moore) Adoption | Vote |
| ○ Membership Comments | Review/Discuss |
| C. Stain and Preservative for Siding | |
| • Sample Guidelines & Stain/Paint Options | |

7. APPROVAL OF MINUTES A. Regular Meeting Minutes • May 28, 2026	Discuss/Vote
8. ARCHITECTURAL MATTERS A. Architectural Report	Discuss/Review
9. FINANCIAL MATTERS A. Monthly Financials • May 31, 2026 • April 30, 2026 B. Transfer of Funds C. Reserve Study – Draft	Discuss/Accept Discuss/Vote Discuss/Vote
10. MANAGER’S REPORT A. Managers Update	Verbal
11. EXECUTIVE SESSION - Adjourn A. PSL Payment Plans B. Violation Report	Closed Session None Discuss/Review
12. ADJOURN/NEXT MEETING DATES: September 24, 2026 – Regular Meeting	