



Lantern Bay
Owners' Association, Inc.
3195 Mecartney Road
Alameda, California 94502
(510) 865-3363

Join from PC, Mac, Linux, iOS or Android:
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Meeting ID: 300697922386

**LANTERN BAY
AGENDA**

BOARD OF DIRECTORS MEETING

In-Person at CHBIOA Community Center, 3195 Mecartney Road

Remotely via RingCentral Meetings

(Be sure to provide your name on the sign-in screen)

THURSDAY, JULY 9, 2026 - 6:30 PM

	<u>ACTION</u>	<u>PAGE</u>
1. CALL TO ORDER/APPROVAL OF AGENDA	Verbal	1
2. VILLAGE 3-A REPORT	Verbal/Review	2-6
A. CHBIOA Meeting Minutes		
1. March 25, 2026		
3. HOMEOWNERS & GUESTS OPEN FORUM	Verbal	None
4. APPROVAL OF MINUTES	Discuss/Vote	7-9
A. Regular Meeting Minutes		
1. May 14, 2026		
5. ARCHITECTURAL MATTERS		
A. Architectural Application Summary	Review	10-12
6. LANDSCAPE MATTERS		
A. Landscape Report/EBMUD Water Budget Information	Review	13-18
B. Landscape Maintenance Proposals	Discuss/Vote	19-102
7. MAINTENANCE MATTERS		
A. Work Order Summary Since May 1, 2026	Review	103-104
B. Concrete Repair – 140 Sheffield	Discuss/Vote	105-111
C. Bocce Ball Court Resurfacing	Discuss/Vote	112-122
D. Fence Replacement– Split Rail-104 Stanbridge	Discuss/Vote	123-128
8. FINANCIAL MATTERS		
A. Monthly Financials	Review/Accept	129-171
1. May 2026		
2. April 2026		
9. MANAGER'S REPORT		
A. Pending Action Items/Information	Review	172-173
1. To Do List		
B. New Business Action Items		
10. OTHER COMMUNICATION		
11. EXECUTIVE SESSION – Closed Session	Adjourn	
A. Violation Report	Discuss/Review	175-183
B. Homeowner Discipline		
C. Legal Matters	Discuss/Vote	184
12. ADJOURNMENT/NEXT MEETING DATE – The next meeting is the Annual Meeting which will be held on Thursday, September 10, 2026. The next regular Board meeting will be held on Thursday, November 12, 2026 at 6:30 P.M.		

All homeowners are invited to attend the meeting.

For remote login: Please identify name and address at sign in. For login assistance, call 510-865-3363 X355 or email LTB@harborbay.org

This meeting will be recorded and then deleted for the purpose of minutes accuracy.