



Sandpiper Cove
Homeowners' Association, Inc.
3195 Mecartney Road
Alameda, California 94502
(510) 865-3363

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Meeting ID: 430904465755

SANDPIPER COVE AGENDA

Board of Directors Meeting

In-Person at CHBIOA Community Center, 3195 Mecartney Road

Remotely via Ring Central

WEDNESDAY, JULY 8, 2026 - 6:00 PM

	<u>ACTION</u>	<u>PAGE</u>
1. CALL TO ORDER/APPROVAL OF AGENDA	Verbal	1
2. COMMUNITY MATTERS	Verbal/Review	None
A. Village 3A Report		
B. CHBIOA Minutes	Review	2-6
1. March 25, 2026		
3. HOMEOWNERS & GUESTS OPEN FORUM	Verbal	None
4. GOVERNING DOCUMENTS		
A. Amended & Restated CC&Rs	Discuss/Vote	If Received
5. APPROVAL OF MINUTES	Discuss/Vote	7-8
A. Regular Meeting Minutes		
1. May 13, 2026		
6. FINANCIAL MATTERS		
A. Financial Review Draft	Discuss/Vote	9-17
B. Monthly Financials	Review/Accept	18-66
1. May		
2. April		
7. ARCHITECTURAL MATTERS		
A. Architectural Application Summary	Review	67-72
8. MAINTENANCE MATTERS		
A. Work Order Summary Since May 1, 2026	Review	73-74
B. Tot Lot Inspection Report	Review	75-90
C. Tot Lot Mulch	Discuss/Vote	91-92
9. LANDSCAPE MATTERS		
A. Landscape Report/EBMUD Water Budget Reports	Review	None
B. Work Order Summary Since May 1, 2026	Review	93-95
C. Landscape Maintenance Proposals	Discuss/Vote	If Received
10. MANAGER'S REPORT		
A. Pending Action Items/Information	Review	96-97
1. To Do List		
B. New Business	Discuss/Vote	None
1. National Night Out	Discuss/Vote	
11. OTHER COMMUNICATION		
A	Discuss/Review	98-136
12. EXECUTIVE SESSION – Closed Session	Adjourn	
A. Violation Report	Discuss/Review	99-136
B. Legal Matters		
13. ADJOURNMENT/NEXT MEETING – Annual Meeting Sept. 9, 2026, Board Meeting Nov. 11, 2026		

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 SPC@harborbay.org

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