



**BOARD OF DIRECTORS MEETING
AGENDA
THURSDAY, JULY 23, 2026 – 6:00 PM**

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

OR

HYBRID/ONLINE: RING CENTRAL
<https://v.ringcentral.com/join/490546591436>
+1(623)4049000 (US West)
Meeting ID: 490546591436
Please identify your name and address at sign-in.

	<u>ACTION</u>	<u>PAGE</u>
1. CALL TO ORDER	Verbal	None
2. APPROVAL OF AGENDA a. July 23, 2026	Discuss/Vote	1 – 2
3. HOMEOWNERS/GUEST OPEN FORUM	Verbal	None
4. COMMUNITY REPORT a. CHBIOA 3.25.26 Minutes	Verbal	3 - 8
5. APPROVAL OF MINUTES a. May 28, 2026 minutes	Discuss/Vote	9 -12
6. FINANCIAL MATTERS a. Financials April & May 2026	Discuss/Vote	13-82
7. LANDSCAPE MATTERS a. Landscape Report b. Terra proposal #3073059 c. Terra Irrigation repair #3076631 (manager approved) d. Terra Irrigation repair #3076872 e. 302 Tipperary lane proposals	Verbal Discuss/Vote Verbal Discuss/Vote Discuss/Vote	83-86 87-94 95-98 99-102
8. MAINTENANCE MATTERS a. Maintenance Report b. 157 Oldcastle Lane fence BIDS	Verbal Discuss/Vote	103-106 107-130
9. ARCHITECTURAL MATTERS a. Architectural Report b. 710 Limerick Lane follow up	Verbal Verbal	131-134 135-142

10. MANAGERS REPORT		
a. Board Training classes memo style	Verbal	143-144
b. Budget req. memo style	Verbal	145-146
c. seeClickFix follow up (leaning tree)	Verbal	147-148
11. OLD BUSINESS		
a. Doggie Bags	Verbal	149-150
b. Swing update	Verbal	151-164
12. EXECUTIVE SESSION – Closed Session		
a. Violation Report	Verbal	165-167
13. ADJOURN/NEXT MEETING DATES:		
Next Woodbridge Board of Directors meeting is scheduled for September 24, 2026 at 6:00pm.	Discuss/Vote	None