



BAY COLONY ASSOCIATION
AGENDA
BOARD OF DIRECTORS MEETING
THURSDAY, JULY 16TH, 2026 AT 6:00PM

In-Person:

Community Center
3195 Mecartney Road
Alameda, CA 94502

ONLINE: RING CENTRAL

<https://v.ringcentral.com/join/907452265107>

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

Meeting ID: 907-452-265-107

ACTION

- | | |
|---|--------------------------|
| 1. CALL TO ORDER/APPROVAL OF AGENDA | Review/Approve |
| 2. COMMUNITY REPORT | Review |
| a. March 25th, 2026 CHBI Meeting Minutes | |
| 3. HOMEOWNER'S OPEN FORUM/GUESTS (H/O granted 3 minutes) | |
| 4. APPROVAL OF MINUTES | |
| a. June 18th, 2026 | Review/Approve |
| 5. FINANCIAL MATTERS | |
| a. Financial Statements | Review/Approve |
| i. May 31st, 2026 | |
| ii. June 30th, 2026 | |
| b. Insurance Updates | Discuss/Vote |
| i. Brown & Brown – Renewal Option Proposal | |
| c. 2027 Reserve Study Proposals | Discuss/Vote |
| 6. ARCHITECTURAL MATTERS | None |
| 7. LANDSCAPE MATTERS | |
| a. Landscape Updates | Discuss |
| b. EBMUD Water Updates | Review |
| 8. MAINTENANCE MATTERS | |
| a. Jobs Manager's Report (L/S & Maintenance) | Review/Discuss |
| b. Roofing Project Updates & Change Orders | Review/Vote |
| i. Updated Roofing Schedule | Discuss/Review |
| c. Dry Rot, Maint. Repair Proposals & Change Orders | Review/Vote |
| i. 277 Bannister | v. 498 McDonnell |
| ii. 233 Bannister | vi. 318 McDonnell |
| iii. 165 Bannister | vii. 2 Rutland |
| iv. 56 Bannister | |
| d. Annual Gutter Cleaning – C.R. Gutters Proposal | Review/Vote |
| 9. OLD BUSINESS/NEW BUSINESS | |
| 10. MANAGER'S REPORT/BOARD CALENDAR | |
| a. Board Calendar | Verbal/Review |
| 11. EXECUTIVE SESSION – Closed Session | |
| a. Violations | Review |
| b. Contracts | Discuss/Vote |
| c. Legal Matters | None |
| 12. ADJOURN REGULAR MEETING | |

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 X354 or email bvc@harborbay.org

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

NEXT BOARD MEETING – August 13th, 2026 at 6:00PM

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 X354 or email bvc@harborbay.org
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