

AGENDA
BOARD OF DIRECTORS' MEETING
TUESDAY, JULY 28TH, 2026 – 6:30 PM

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

OR

ONLINE: RING CENTRAL
<https://v.ringcentral.com/join/907452265107>
Telephone: +1 (650) 419-1505 (US West)
Meeting ID: 907-452-265-107

ACTION

- | | | | |
|---|---|--|---|
| <ol style="list-style-type: none"> 1. CALL TO ORDER/APPROVAL OF AGENDA 2. CHBIOA VILLAGE REPORT <ul style="list-style-type: none"> • March 25th, 2026 CHBI Meeting Minutes • May 27th, 2026 CHBI Meeting Minutes 3. HOMEOWNER'S OPEN FORUM/GUESTS 4. APPROVAL OF MINUTES: <ul style="list-style-type: none"> • June 30th, 2026 Meeting Minutes 5. FINANCIAL MATTERS <ol style="list-style-type: none"> a) Financial Statements: <ul style="list-style-type: none"> • June 30th, 2026 b) Reserve Expenditures c) 2026 Reserve Study – Executive Summary d) 2027 Draft Reserve Study—Updates 6. LANDSCAPE MATTERS <ol style="list-style-type: none"> a) Landscape Committee Report & Business b) Site Water Usage Reports – Cagwin & Dorward c) WeatherTrak Systems – Cagwin & Dorward d) EBMUD Water Reports 7. ARCHITECTURAL MATTERS <ol style="list-style-type: none"> a) Architectural Report b) Architectural Applications 8. POOL MATTERS <ol style="list-style-type: none"> a) Pool Maintenance Committee Report & Business b) Summer Cleaning Schedule – White Magic c) Chemical Lock Box Installation – Sun Pointe Proposal d) Left Spa Jet – Sun Pointe Assessment <ul style="list-style-type: none"> • Left Spa Jet – Repair Proposal (<i>pending</i>) 9. MAINTENANCE MATTERS <ol style="list-style-type: none"> a) Job Summary Report (L/S & Maint.) & Updates b) Annual Gutter Cleaning Proposal – C.R Gutters c) Pedestrian Gates Ground Lock Proposal – AMI 10. OLD/NEW BUSINESS 11. MANAGER'S REPORT <ol style="list-style-type: none"> a) Board Calendar b) Management Updates 12. EXECUTIVE SESSION – Closed Session <ol style="list-style-type: none"> a) Violation Matters & Report <table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top;"> <ul style="list-style-type: none"> • 069-152066A • 069-152249A • 069-127654 • 069-127704A </td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> • 069-127894 • 069-127845A • 069-12790 • 069-146084 </td> </tr> </table> b) Contracts c) Legal Matters | <ul style="list-style-type: none"> • 069-152066A • 069-152249A • 069-127654 • 069-127704A | <ul style="list-style-type: none"> • 069-127894 • 069-127845A • 069-12790 • 069-146084 | <p>Verbal/Vote
 Discuss/Review</p> <p>Verbal (3 mins per H/O)
 Review/Approve</p> <p>Review/Accept</p> <p>Discuss/Review
 Discuss/Review
 Discuss/Review</p> <p>Discuss/Review
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 Discuss/Review
 Review/Vote
 Discuss/Review
 Review/Vote</p> <p>Discuss/Review
 Review/Vote
 Review/Vote</p> <p>Verbal/Review
 Verbal</p> <p>Adjourn
 Discuss/Review</p> <p><i>None</i>
 <i>None</i></p> |
| <ul style="list-style-type: none"> • 069-152066A • 069-152249A • 069-127654 • 069-127704A | <ul style="list-style-type: none"> • 069-127894 • 069-127845A • 069-12790 • 069-146084 | | |

13. ADJOURNMENT/NEXT MEETING DATE – August 28th, 2026