

AGENDA
BOARD OF DIRECTORS' MEETING
TUESDAY, AUGUST 25TH, 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

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| <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 • July 28th, 2026 Meeting Minutes 5. FINANCIAL MATTERS <ol style="list-style-type: none"> a. Financial Statements: <ul style="list-style-type: none"> • July 31st, 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. EBMUD Rebate—Update c. 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 9. MAINTENANCE MATTERS <ol style="list-style-type: none"> a. Job Summary Report (L/S & Maint.) & Updates b. Balcony Railing Repairs—130 Oak Park Drive 10. OLD/NEW BUSINESS <ol style="list-style-type: none"> a. CC&Rs & Association Rules—Discussion <ul style="list-style-type: none"> • Signs & Flags in the Common Area • Association Parking Rules a. Pool Key—Requests to Waive Fee 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 <ul style="list-style-type: none"> • Disciplinary Hearings <ol style="list-style-type: none"> i. 069-152066A ii. 069-152249A b. Personnel Matters <ul style="list-style-type: none"> • Review of BLB Manager with CHBIOA Exec. Director c. Contracts d. Legal Matters 13. ADJOURNMENT/NEXT MEETING DATE – September 29th, 2026 | <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
 Discuss/Review
 Discuss/Review</p> <p>Discuss/Review
 None</p> <p>Discuss/Review</p> <p>Discuss/Review
 Discuss/Vote</p> <p>Discuss/Review</p> <p>Discuss/Approve</p> <p>Verbal/Review
 Verbal
 Adjourn
 Discuss/Review
 Discuss/Vote</p> <p>Discuss/Review
 None
 None</p> |
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*All homeowners are invited to attend the meeting. **This meeting will be recorded for the purpose of minutes accuracy.***
For remote login: Please identify name and address at sign in. For login assistance, call 510-865-3363 X354 or email blb@harborbay.org