



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

Join from PC, Mac, Linux, iOS or Android:  
<https://v.ringcentral.com/join/442195688645>  
Or Telephone: Dial: +1(650) 419-1505  
Meeting ID: 442195688645

## AGENDA

### Brittany Landing Harbor Board of Directors Meeting

The meeting will be held via Video Conference on Ring Central  
Monday, August 17, 2026 – 6:30 p.m.

|                                                                | <u>ACTION</u>  | <u>PAGES</u> |
|----------------------------------------------------------------|----------------|--------------|
| 1. CALL TO ORDER/APPROVAL OF AGENDA                            | Verbal         | 1            |
| 2. COMMUNITY MATTERS                                           | Verbal/Review  | None         |
| A. Village 3B Report – Tim Coffey                              |                |              |
| 3. HOMEOWNERS & GUESTS OPEN FORUM                              | Verbal         | None         |
| 4. COMMITTEES                                                  | Verbal         | None         |
| 5. BLH WEBSITE                                                 | Verbal         | None         |
| 6. APPROVAL OF MINUTES                                         |                |              |
| A. Regular Meeting Minutes                                     | Discuss/Vote   | 2-5          |
| 1. July 20, 2026                                               |                |              |
| 7. FINANCIAL MATTERS                                           |                |              |
| A. Treasurer's Report                                          | Verbal         | None         |
| B. Monthly Financials                                          | Review/Accept  | 6-33         |
| 1. July 2026                                                   |                |              |
| C. Financial Review/Tax Preparation Proposal                   | Review/Vote    | 34-36        |
| 8. ARCHITECTURAL MATTERS                                       |                |              |
| A. Architectural Application Summary                           | Review         | 37-38        |
| 9. MAINTENANCE MATTERS                                         |                |              |
| A. Work Order Summary                                          | Review         | 39-41        |
| B. Siding/Painting Project Update/Change Orders                | Review/Vote    | None         |
| C. Front Entry Directory/Cellular Box Proposal                 | Review/Vote    | 41-43        |
| D. Front Entry Gate Speaker Proposal                           | Review/Vote    | 44-45        |
| 10. LANDSCAPE MATTERS                                          |                |              |
| A. Landscape Report                                            | Verbal         | None         |
| B. Work Order Summary/EBMUD Water Budget                       | Review         | 46-49        |
| C. Enhancement Proposal – 163 Purcell                          | Review/Vote    | 50           |
| 11. POOL MATTERS                                               |                |              |
| 12. PARKING MATTERS                                            |                |              |
| A. Parking Rules/Enforcement                                   | Discuss/Vote   | 51-53        |
| 13. MANAGER'S REPORT                                           |                |              |
| A. Pending Action Items/Information                            |                |              |
| 1. To Do List                                                  | Review         | 54-56        |
| B. New Business                                                |                |              |
| 14. OTHER COMMUNICATION                                        | Review         | None         |
| 15. EXECUTIVE SESSION – Closed Session                         | Adjourn        | 57-71        |
| A. Violation Report                                            | Discuss/Review | 58-64        |
| B. Homeowner Discipline                                        | Discuss/Vote   | 65-71        |
| C. Contracts                                                   | If needed      |              |
| D. Legal Matters                                               | If needed      |              |
| 16. ADJOURNMENT/NEXT MEETING – September 21, 2026 at 6:30 p.m. |                |              |

*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 [BLH@harborbay.org](mailto:BLH@harborbay.org)*

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