



**BOARD OF DIRECTORS MEETING
AGENDA
THURSDAY SEPTEMBER 3, 2026 – 5:30 PM**

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

OR

HYBRID/ONLINE: RING CENTRAL
<https://v.ringcentral.com/join/490546591436>
Telephone: +1 (650) 419-1505 (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	Discuss/Vote	1 - 2
3. COMMUNITY REPORT	Verbal	None
4. HOMEOWNERS/GUEST OPEN FORUM	Verbal	None
5. APPROVAL OF MINUTES		
a. August 6, 2026 minutes	Discuss/Vote	3 - 6
6. FINANCIAL MATTERS		
a. July Financials 2026	Discuss/Vote	7 – 42
b. Parking permit proposal (Rydin)	Discuss/Vote	43–48
7. LANDSCAPE MATTERS		
a. Landscape Report	Verbal	49-56
b. Controller J irrigation proposal #3077598 (terra)	Discuss/Vote	57-60
c. Misc. irrigation proposals #3077635, 3077667, 3077619	Discuss/Vote	61-68
d. 317 Carob irrigation proposal #3077163	Discuss/Vote	69-72
e. 410 Ironwood irrigation proposal #3077911	Discuss/Vote	73-76
f. 210 Lagunaria irrigation proposal (manager approved)	Verbal	77-80
g. common area irrigation proposal (manager approved)	Verbal	81-84
h. 713 Ironwood irrigation proposal (manager approved)	Verbal	85-86
i. Misc. irrigation prop. #3077869, 3077593 (manager approved)	Verbal	87-92
j. EBMUD water Reports	Verbal	93-100
8. MAINTENANCE MATTERS		
a. Maintenance Report	Verbal	101-108
b. 210 Carob Inspection report	Discuss/Vote	109-126
c. 1113 Ironwood fence proposal (ability)	Verbal	127-130

9. POOL MATTERS

a. Pool monitor schedule (September 2026)	Verbal	131-132
b. Pool plaster proposal	Discuss/Vote	133-138
c. Pool room water heater proposal	Discuss/Vote	139-144
d. Pool heater repair quote	Discuss/Vote	145-148

10. OLD NEWS

a. BWV Parking rules 2026	Discuss/Vote	149-168
b. 502 Lagunaria dispute	Verbal	169-170
c. BWV Budget Workshop flier	Discuss/Vote	171-172

11. MANAGERS REPORT

a. Gulls Calls Article due Sept 15,2026	Verbal	none
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12. ARCHITECTURAL

a. Architectural Report	Verbal	173-176
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13. EXECUTIVE SESSION

a. Violation Report	Verbal	177-180
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14. NEXT MEETING DATE/ADJOURNMENT

Next Board of Directors meeting for Baywood is scheduled for October 1, 2026 at 5:30pm.