

## AGENDA

### BOARD OF DIRECTORS MEETING

WEDNESDAY, SEPTEMBER 2<sup>ND</sup>, 2026 – 6:30 PM

|                                                                                          |                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>In-Person:</u></b><br>Community Center<br>3195 Mecartney Road<br>Alameda, CA 94502 | <b>HYBRID/ONLINE: RING CENTRAL</b><br><a href="https://v.ringcentral.com/join/907452265107">https://v.ringcentral.com/join/907452265107</a><br>Telephone: +1 (650) 419-1505 (US West)<br>Meeting ID: 907 452 265 107 |
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### ACTION

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|-----------------------------------------------------------|---------------------|
| 1. EXECUTIVE SESSION (For Board Members Only) 6:00 P.M.   |                     |
| 2. CALL TO ORDER/APPROVAL OF AGENDA                       | Verbal/Vote         |
| 3. CHBIOA VILLAGE REPORT/CHBIOA MINUTES                   | Discuss/Review      |
| a. May 27 <sup>th</sup> , 2026 CHBIOA Meeting Minutes     |                     |
| b. June 24 <sup>th</sup> , 2026 CHBIOA Meeting Minutes    |                     |
| 4. HOMEOWNER'S OPEN FORUM/GUESTS                          | Verbal (3mins each) |
| 5. APPROVAL OF DRAFT MINUTES                              | Discuss/Approve     |
| a. May 29 <sup>th</sup> , 2026 Emergency Meeting Minutes  |                     |
| b. June 10 <sup>th</sup> , 2026 Regular Meeting Minutes   |                     |
| c. July 8 <sup>th</sup> , 2026 Regular Meeting Minutes    |                     |
| d. August 12 <sup>th</sup> , 2026 Regular Meeting Minutes |                     |
| 6. FINANCIAL MATTERS                                      |                     |
| a. Financial Statements                                   | Discuss/Approve     |
| i. August 31 <sup>st</sup> , 2026                         |                     |
| b. Financial Expenditures & Distribution                  | Discuss/Review      |
| c. 2027 Draft Reserve Study                               | Discuss/Approve     |
| 7. EV COMMITTEE BUSINESS                                  |                     |
| a. EV Committee Matters                                   | Verbal              |
| 8. LANDSCAPE MATTERS                                      |                     |
| a. Landscape Updates                                      | Discuss/Review      |
| b. EBMUD Water Reports                                    | Discuss/Review      |
| 9. MAINTENANCE MATTERS                                    |                     |
| a. Job Summary Report/Updates (L/S & Maint.)              | Discuss/Review      |
| b. Maintenance Committee Business/Updates                 | Verbal              |
| c. Allison Orizell—Maintenance Committee Appointment      | Discuss/Approve     |
| d. Roof Inspection Proposals                              | Review/Vote         |
| 10. OLD BUSINESS/NEW BUSINESS                             |                     |
| a. Letter to the City—Opposition to Zoning Requirements   | Discuss/Vote        |
| 11. MANAGER'S REPORT                                      |                     |
| a. Board Calendar                                         | Discuss/Review      |

**ADJOURNMENT/NEXT MEETING DATE – October 14<sup>th</sup>, 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 X354 or email [cct@harborbay.org](mailto:cct@harborbay.org)*

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