



**BOARD OF DIRECTORS MEETING
AGENDA
THURSDAY, SEPTEMBER 3, 2026 – 6:30 PM**

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

OR

HYBRID/ONLINE: RING CENTRAL

<https://v.ringcentral.com/join/ssoogian>

Telephone: +1 (650) 419-1505 (US West)

Meeting ID: 395 468 128

Please identify your name and address at sign-in.

ACTION

1. CALL TO ORDER

Verbal

2. APPROVAL OF AGENDA

Discuss/Vote

3. CHBI VILLAGE 3B REPORT

Review/Discuss

- A. Village 3B Report – Tim Coffey
- B. CHBIOA Minutes
 - June 24, 2026
 - May 27, 2026
 - March 25, 2026

4. HOMEOWNERS/GUEST OPEN FORUM

Verbal(3 mins per H/o)

5. LANDSCAPE MATTERS

- A. Landscape Report **Verbal/Review**
 - Landscape Chair Report
- B. EBMUD Water Reports **Discuss/Review**
- C. Landscape Proposals **Discuss/Vote**
 - Ratify Curb Strip Along Sea View Pkwy – Near 2756 Sea View Pkwy – Wire Tracing, Eliminate Node, And Proper Function (Terra; 6717)
 - 812 Harbor Road – Plant Installment (Terra; 8103)
 - **MANAGER APPROVED** **Review**
 - 725 & 207 Harbor Road – Valve Cable Repairs (Terra; 7435)
 - 802 Harbor Road – Lateral Line Repair (Terra; 7597)
 - 2760 Sea View Pkwy (Garage Area) – Lateral Line Repair (Terra; 7650)
 - Curb Strip 720 & 726 Harbor Road – Sprinkler Replacement & Lateral Line Repair (Terra; 7867)
 - 2780 Sea View Pkwy (Lawn Area) – Lateral Line Repair (Terra; 7882)

6. MAINTENANCE MATTERS

- A. Maintenance Report **Discuss/Review**
- B. Trim Paint Project Update **Verbal/Review**
- C. Stain and Preservative for Siding **Discuss/Vote**
 - Sample Guidelines & Stain/Paint Options
- D. Trip Hazard Inspection/Proposal **Discuss/Vote**

- E. Mailbox Kiosk
- F. Address Light Fixtures

Discuss/Vote
Discuss/Vote

7. APPROVAL OF MINUTES

Discuss/Vote

- A. Regular Meeting Minutes
 - July 23, 2026

8. ARCHITECTURAL MATTERS

- A. Architectural Report

Discuss/Review

9. FINANCIAL MATTERS

- A. Monthly Financials
 - July 31, 2026
 - June 30, 2026
- B. 2027 Budget Committee Appointment
- C. Reserve Study – Draft
- D. Insurance Requirements for Fannie Mae/Freddie Mac
 - Part A of the Building Ordinance or Law Coverage
 - State Farm Insurance Coverage Options

Discuss/Accept

Discuss/Vote
Discuss/Vote
Discuss/Review

Discuss/Vote

10. NEW BUSINESS

- A. Island Drive Shopping Center – Community Letter
- B. Inspector of Election – Mita Raval

Discuss/Vote
Discuss/Vote

11. MANAGER’S REPORT

Verbal

- A. Manager's Update

12. EXECUTIVE SESSION - Adjourn

Closed Session

- A. PSL Payment Plans
- B. Violation Report

None
Discuss/Review

13. ADJOURN/NEXT MEETING DATES: November 19, 2026 – Regular Meeting