



**BOARD OF DIRECTORS MEETING
AGENDA
THURSDAY OCTOBER 1, 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. September 3, 2026 minutes	Discuss/Vote	3 - 6
6. FINANCIAL MATTERS		
a. Reserve Study 2027 V1	Discuss/Vote	7 -130
b. Budget 2027	Discuss/Vote	None
7. LANDSCAPE MATTERS		
a. Landscape Report	Verbal	131-136
b. Irrigation prop. #3078115, 3078114 (manager approved)	Discuss/Vote	137-144
c. Irrigation proposal #3078194	Discuss/Vote	145-148
d. Terra increase 3.5% memo style	Verbal	149-150
e. 622 Lagunaria tree proposal	Discuss/Vote	151-160
f. Tree Sculpture BWV proposal 138217 <u>(4 total)</u>	Discuss/Vote	161-162
g. 202 Chinaberry Tree concern	Discuss/Vote	163-164
8. MAINTENANCE MATTERS		
a. Maintenance Report	Verbal	165-172
b. 210 Carob Inspection report proposals	Discuss/Vote	173-192
c. Kiosk (chinaberry)	Discuss/Vote	193-200
d. Sewer Lateral PHASE 4	Verbal	201-210
e. 1005 Ironwood proposal (ability)	Discuss/Vote	211-214
f. 510 Lagunaria Stucco wall proposal	Discuss/Vote	215-216
9. POOL MATTERS		
a. Pool plaster proposal	Discuss/Vote	217-220

10. OLD NEWS

a. BWV Parking rules 2026	Discuss/Vote	221-240
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11. MANAGERS REPORT

a. Roof Inquires memo style	Verbal	241-244
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b. Housing density on Bay Farm	Verbal	101-108
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12. ARCHITECTURAL

a. Architectural Report	Verbal	245-246
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b 1110 Ironwood - Referred application	Discuss/Vote	247-252
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13. EXECUTIVE SESSION

a. Violation Report	Verbal	253-254
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14. NEXT MEETING DATE/ADJOURNMENT

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