



**BOARD OF DIRECTORS MEETING
AGENDA
TUESDAY, SEPTEMBER 08, 2026 – 4:30 PM**

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

OR

HYBRID/ONLINE: RING CENTRAL

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

Telephone: +1(650) 419-1505

Meeting ID: 395 468 128

Please identify your name and address at sign-in.

- | | <u>ACTION</u> |
|--|--------------------------------|
| 1. CALL TO ORDER (1 Min) | Verbal |
| 2. APPROVAL OF AGENDA (1 min) | Vote |
| 3. COMMUNITY MATTERS (5 mins) | Discuss/Review |
| A. Village 1 Report- Gary Hoffer | |
| B. CHBIOA Minutes | |
| • May 27, 2026 | |
| • March 25, 2026 | |
| 4. ARCHITECTURAL MATTERS (10 min) | Discuss/Review |
| A. Architectural Report | |
| B. Referred Architectural Application | Discuss/Vote |
| • 215 Basinside – Roof | |
| 5. HOMEOWNERS & GUESTS OPEN FORUM | Verbal (3 mins per H/o) |
| 6. FINANCIAL MATTERS (5 mins) | |
| A. Treasurer's Report | Verbal |
| B. Monthly Financials | Review/Accept |
| • July 31, 2026 | |
| • Management Financial Report – 2026 July | |
| • June 30, 2026 | |
| C. Reserve Study - Draft | Discuss/Vote |
| D. 2027 Budget Committee | Discuss/Vote |
| 7. LANDSCAPING MATTERS (25 mins) | |
| A. Landscape Report | Discuss/Review |
| • 324 Channing – Lawn Issue | |
| • Tree Planting/Replacement (Common Area Trees) | |
| B. EBMUD Email & Water Reports | Discuss/Review |
| • EBMUD Water Flow Analysis | |
| C. Terra Landscape Report | Verbal/Review |
| • Monthly Activity Report | |
| D. Landscape Proposals | Discuss/Vote |
| • Common Area Tree Services – (Tree Sculpture; 1972) | |
| • Tree Scale Control -Captains – (Tree Sculpture; 3127) | |
| • Residential Tree Services - | |

- **MANAGER APPROVED**
 - Lateral Line Repair -15 Captains (Terra; 7007)
 - Install Add -a – Zone – 324/336 Channing; Controller K (Terra; 7479)
 - Wire Trace & Valve Replacement – 13/37 Clipper (Terra; 7528)
 - Lateral Line Repair – 160 Capetown (Terra; 7659)
 - Irrigation Repairs – Next to 407 Capetown (7871)
 - Valve Replacement – 178 Basinside (Terra; 7878)
- E. Terra Private Improvement Projects – Policy Review **Discuss/Vote**
- F. Curb Strip Planning – Status Report **Discuss/Vote**
- 8. APPROVAL OF MINUTES (3 mins)** **Discuss/Vote**
 - A. Regular Meeting Minutes
 - July 14, 2026
- 9. MAINTENANCE MATTERS (10 min)**
 - A. Maintenance Reports **Verbal/None**
 - B. Playground Inspection Results **Discuss/Review**
 - Next Steps
- 10. MANAGER’S REPORT (1 min)**
 - A. Pending/Completed Action Items/Information **Verbal**
- 11. NEW BUSINESS (5 mins)**
 - A. Damaged Irrigation by Homeowner Resolution/Policy **Discuss/Vote**
 - B. Inspector of Election – Mita Raval **Discuss/Vote**
 - C. Storage Bins/Pod Policy **Discuss/Vote**
- 12. OLD BUSINESS (5 mins)**
 - A. Paint Palette Draft – 28-Day Comment **Discuss/Vote**
- 13. OTHER COMMUNICATION** **None**
- 14. EXECUTIVE SESSION – Closed Session (5 mins)** **Adjourn**
 - A. Legal **Discuss/Vote**
 - IDR Conclusion
 - B. Landscape Reimbursement Request **Discuss/Vote**
 - Account 097-188730A
 - C. Violation Report **Discuss/Review**
 - D. Violation Letters **Discuss/Review**
- 15. ADJOURNMENT- NEXT MEETING October 13, 2026 – Regular Meeting at 4:30 pm**

~All meetings are being recorded to ensure the accuracy of the minutes~