



BOARD OF DIRECTORS MEETING
AGENDA
MONDAY, SEPTEMBER 14, 2026 – 2:00 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 | Verbal |
| 2. Approval of Agenda | Vote |
| 3. Approval of Minutes | Discuss/Vote |
| A. Regular Meeting Minutes | |
| • July 13, 2026 | |
| 4. Homeowners Open Forum | Verbal (3 mins per H/o) |
| A. Playground Ideas | |
| 5. Landscaping Matters | |
| A. Terra Landscape Reports | Verbal |
| • Monthly Activity Report | Discuss/Review |
| B. Proposals | Discuss/Vote |
| • Anderson Park – Renovation (Terra; 6703) | |
| • Backflow Proposal | |
| C. EBMUD Email & Water Budget Reports | Discuss/Review |
| • High Consumption | |
| D. Landscape Report | Discuss/Review |
| • Landscape Chair Overview | |
| • Summary-work Activity | |
| • Lagoon Trail | |
| • City Strip Trees | |
| • Landscape priorities set by Board | |
| E. Manager Approved Proposal | Discuss/Review |
| • 22 Evans Ct. – Lateral Line Repair (Terra; 7769) | |
| • McMurty & Sweet – Lateral Line Repair (Terra; 7770) | |
| • 356 Anderson Rd – Valve Replacement (Terra; 7932) | |
| • 116 Lawrence – Lateral Line Repair (Terra; 8013) | |
| • Sweet Access Trail – Thrip Prevention (Tree Sculpture; 4362) | |

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| 6. Architectural Matters | |
| A. Architectural Report | Discuss/Review |
| 7. Maintenance Matters | |
| A. Maintenance Report | Verbal/None |
| B. Tot Lot – Inspection Report | Discuss/Review |
| • Next Steps | |
| 8. CHBIOA Village 5 Report | |
| A. Gary Lym Village Representative | Verbal |
| B. CHBIOA Minutes | Discuss/Review |
| • June 24, 2026 | |
| • May 27, 2026 | |
| 9. Financial Information | |
| A. Monthly Financials | Discuss/Accept |
| • August 31, 2026 | |
| • July 31, 2026 | |
| • June 30, 2026 | |
| B. Insurance Renewal – Worker’s Compensation | Discuss/Vote |
| C. Financial Review – Draft | Discuss/Vote |
| 10. Manager’s Report | Verbal |
| A. Manager’s Task List | |
| 11. Old Business | Verbal |
| A. Annual Picnic Prep | |
| 12. Executive Session – Closed Session | Adjourn |
| A. Violation Report | Discuss/Review |
| B. Violation Letters | Discuss/Review |
| 13. Adjournment/Next Meeting Date – November 9, 2026 – Regular Meeting | |

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