



Bay Isle Pointe
Homeowners' Association
3195 Mecartney Road
Alameda, CA 94502
T 510-865-3363 F 510-522-1436

**BOARD OF DIRECTORS MEETING
AGENDA
TUESDAY, OCTOBER 20, 2026 – 6:30 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 | Verbal |
| 2. BOARD ROLE & RESPONSIBILITY
A. Fiduciary Duties | Verbal |
| 3. APPROVAL OF AGENDA | Discuss/Vote |
| 4. COMMUNITY REPORT
A. CHBIOA Reports
B. CHBIOA Minutes <ul style="list-style-type: none">August 26, 2026 | Verbal
Discuss/Review |
| 5. HOMEOWNERS/GUEST OPEN FORUM | Verbal (3 min per H/o) |
| 6. APPROVAL OF MINUTES
A. Regular Minutes <ul style="list-style-type: none">September 15, 2026 | Discuss/Vote |
| 7. FINANCIAL MATTERS
A. Monthly Financials <ul style="list-style-type: none">September 30, 2026<ul style="list-style-type: none">Financial Report – 2026 September
B. Reserve Study – Draft
C. 2027 Budget – Draft | Discuss/Accept

Review/Discuss
Discuss/Vote
Discuss/Vote |
| 8. MAINTENANCE MATTERS
A. Maintenance Report
B. Tot Lot Inspection Results – Next Steps
C. Lighting Update | Verbal/None
Discuss/Vote
Verbal/Vote |
| 9. LANDSCAPE MATTER
A. Landscape Report <ul style="list-style-type: none">Terra Monthly Activity Report | Review/Discuss |

BIP BOD meeting 11.17.2026

- EBMUD Email & Reports

B. Landscape Proposals

Discuss/Vote

- Tree Pruning – Site Wide (Tree Sculpture; 0114)
- Deep Fertilization – Site Wide (Tree Sculpture; 0893)

- **Manager Approved**

Discuss/Review

- Victoria Bay Park Lawn Area – Install Node Controller/Valve Replacement (Terra; 8158)
- 104/126 Sable Pointe – Wire Tracing & Valve Replacement (Terra; 8298)

10. ARCHITECTURAL MATTERS

A. Architectural Report

Review/Discuss

B. Referred Architectural Application

Discuss/Vote

1. 74 Basinside – Fence (Shared)

11. NEW BUSINESS

A. Board Organization – Officer Positions

Discuss/Vote

- Treasurer Resignation
- Officer Positions

B. Enforcement & Fine Policy Proposal

Discuss/Vote

12. MANAGER'S REPORT

A. Manager's Update

Verbal

13. EXECUTIVE SESSION- Closed Session

A. Legal Matters

Discuss

B. Violation Report

Review/Discuss

14. ADJOURN/NEXT MEETING DATES:

Vote

Next Board of Directors meeting, JANUARY 19, 2027, starts at 6:30 pm

“Directors of nonprofit corporations such as the Association are fiduciaries who are required to exercise their powers in accordance with the duties imposed by the Corporations Code...This fiduciary relationship is governed by the statutory standard that requires directors to exercise due care and undivided loyalty for the interests of the corporation.” (<https://www.davis-stirling.com/HOME/F/Fiduciary-Duties-of-California-HOA-Directors>)