

AGENDA
BOARD OF DIRECTORS' MEETING
TUESDAY, OCTOBER 27TH, 2026 – 6:30 PM

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

OR

ONLINE: RING CENTRAL
<https://v.ringcentral.com/join/035023051066>
Telephone: +1 (650) 4191505 (US West)
Meeting ID: 035-023-051-066

ACTION

- | | |
|---|-------------------------|
| 1. CALL TO ORDER/APPROVAL OF AGENDA | Verbal/Vote |
| 2. CHBIOA VILLAGE REPORT | |
| • June 24 th , 2026 CHBI Meeting Minutes | Discuss/Review |
| • August 26 th , 2026 CHBI Meeting Minutes | Discuss/Review |
| 3. HOMEOWNER'S OPEN FORUM/GUESTS | Verbal (3 mins per H/O) |
| 4. APPROVAL OF DRAFT MINUTES: | Review/Approve |
| • September 29, 2026 Meeting Minutes | |
| 5. FINANCIAL MATTERS | |
| a. Financial Statements: | Review/Accept |
| • September 30 th , 2026 | |
| b. 2027 Draft Reserve Study | Discuss/Vote |
| c. 2027 Draft Operating Budget | Discuss/Vote |
| 6. LANDSCAPE MATTERS | |
| a. Landscape Committee Report & Minutes | Discuss/Review |
| b. EBMUD Water Reports | Discuss/Review |
| c. Tree and Shrub Replacement Planting Proposals | Discuss/Vote |
| d. Mulch Proposal | Discuss/Vote |
| e. Landscape Committee Member Appointment | Discuss/Vote |
| 7. ARCHITECTURAL MATTERS | |
| a. Architectural Report | Discuss/Review |
| 8. POOL MATTERS | |
| a. Pool Maintenance Committee Report & Business | Discuss/Review |
| b. Pool Flowmeter Repair | Discuss/Vote |
| 9. MAINTENANCE MATTERS | |
| a. Job Summary Report (L/S & Maint.) & Updates | Discuss/Review |
| b. Asphalt Repair Proposals—173 Parfait | Discuss/Vote |
| c. Fence Repair – 165 Parfait Lane | Discuss/Vote |
| d. Fence Repair – 37 Oak Park Drive | Discuss/Vote |
| 10. OLD/NEW BUSINESS | |
| a. Insurance Renewal – Directors & Officers | Discuss/Vote |
| 11. MANAGER'S REPORT | |
| a. Management Updates | Verbal |
| 12. EXECUTIVE SESSION – Closed Session | Adjourn |
| a. Violation Matters & Report | Discuss/Review |
| 13. ADJOURNMENT/NEXT MEETING DATE – November 24th, 2026 | |