



Homeowners' Association, Inc.
3195 Mecartney Road
Alameda, California 94502
(510) 865-3363

Join from PC, Mac, Linux, iOS or Android:
<https://v.ringcentral.com/join/442195688645>
Or Telephone: Dial: +1(650) 419-1505
Meeting ID: 442195688645

AGENDA

Brittany Landing Harbor Board of Directors Meeting

The meeting will be held via Video Conference on Ring Central
Monday, October 19, 2026 – 6:30 p.m.

	<u>ACTION</u>	<u>PAGES</u>
1. CALL TO ORDER/APPROVAL OF AGENDA	Verbal	1
2. COMMUNITY MATTERS	Verbal/Review	None
A. Village 3B Report – Tim Coffey		
3. HOMEOWNERS & GUESTS OPEN FORUM	Verbal	None
4. COMMITTEES	Verbal	None
5. BLH WEBSITE	Verbal	None
6. APPROVAL OF MINUTES		
A. Regular Meeting Minutes	Discuss/Vote	2-4
1. September 21, 2026		
B. Special Meeting Minutes	Discuss/Vote	5-6
1. October 5, 2026		
7. FINANCIAL MATTERS		
A. Treasurer's Report	Verbal	None
B. Monthly Financials	Review/Accept	If received
1. September 2026		
C. Reserve Study – Draft	Review/Vote	7-64
D. 2027 Budget – Draft	Review/Vote	65
8. ARCHITECTURAL MATTERS		
A. Architectural Application Summary	Review	66-72
B. House Address Fixtures	Discuss/Vote	None
9. MAINTENANCE MATTERS		
A. Work Order Summary	Review	73-74
B. Siding/Painting Project Update	Review/Vote	None
C. Street Lights- Clean Fixtures/Retrofit to LED	Review/Vote	If Received
10. LANDSCAPE MATTERS		
A. Landscape Report	Verbal	None
B. Work Order Summary/EBMUD Water Budget	Review	75-77
11. POOL MATTERS		
12. PARKING MATTERS		
13. MANAGER'S REPORT		
A. Pending Action Items/Information		
1. To Do List	Review	78-80
B. New Business		
14. OTHER COMMUNICATION	Review	None
15. EXECUTIVE SESSION – Closed Session	Adjourn	81-88
A. Violation Report	Discuss/Review	82-88
B. Homeowner Discipline		
C. Contracts		
D. Legal Matters		
16. ADJOURNMENT/NEXT MEETING – November 16, 2026 at 6:30 p.m.		

All homeowners are invited to attend the meeting.

For remote login: Please identify name and address at sign in. For login assistance, call 510-865-3363 X355 or email BLH@harborbay.org

This meeting will be recorded and then deleted for the purpose of minutes accuracy.