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

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A G E N D A
BAYVIEW HARBOR HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

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510-865-3363
TUESDAY NOVEMBER 4, 2026 8:30am

		ACTION	PAGE
1.	**CALL TO ORDER**	Verbal	None
2.	**APPROVAL OF AGENDA** (11.4.2026)	Discuss/Vote	1 - 2
3.	**COMMUNITY REPORT**		
	a. CHBIOA 6.24.26 Minutes	Verbal	3 – 6
	b. CHBIOA 8.26.2026 Minutes	Verbal	7-10
4.	**HOMEOWNERS/GUEST OPEN FORUM**	Verbal	None
5.	**APPROVAL OF MINUTES**		
	a. August 11, 2026 draft Minutes	Discuss/Vote	11-12
6.	**FINANCIAL MATTERS**		
	a. Financials July, August & September 2026	Discuss/ Vote	13-130
	b. Reserve Study Draft 1 2027	Discuss/ Vote	131-166
	c. Budget 2027	Discuss/ Vote	167-174
	d. BVH Financial statement engagement Letter 12.31.26	Discuss/ Vote	175-178
7.	**LANDSCAPE MATTERS**		
	a. Landscape Report	Verbal	179-182
	b. EBMUD water reports	Verbal	183-184
	c 235 Cumberland Court Tree Arborist Report	Discuss/ Vote	185-190
	d. BVH & LTB share common area proposal	Discuss/ Vote	191-210
	e. Terra % increase 2027 memo style	Verbal	211-216
	f. Landscape Committee memo style – follow up	Discuss/ Vote	217-230
8.	**MAINTENANCE MATTERS**		
	a. Maintenance Report	Verbal	None
9.	**ARCITETURAL REPORT**		
	a. Architectural Report	Verbal	231-232
10.	**MANGERS REPORT**		
	a. BVH Annual meeting 2027 follow up	Verbal	233-248
	b. AB-130 Enforcement Policy &Fine Schedule Memo Style	Verbal	249-258
	c. CAI California 2026 Legislative Session Report Memo Style	Verbal	259-262

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d. 5 Years After Champlain Towers South Memo Style	Verbal	263-266
e. CA SB 1238 could increase costs for owners Memo Style	Verbal	267-270

11. EXECUTIVE SESSION

a. Violation Report	Verbal	None

12. NEXT MEETING DATE/ ADJOURNMENT

Bayview Harbors next Board of Directors meeting is scheduled for Wednesday, Feburary 10, 2027 at 8:30am.