BOARD OF DIRECTORS MEETING

AGENDA

THURSDAY NOVEMBER 5, 2026 – 5:30 PM

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

OR

HYBRID/ONLINE: RING CENTRAL
https://v.ringcentral.com/join/490546591436
Telephone: +1 (650) 419-1505 (US West)
Meeting ID: 490546591436
Please identify your name and address at sign-in.

		ACTION	PAGE
1.	**CALL TO ORDER**	Verbal	None
2.	**APPROVAL OF AGENDA**	Discuss/Vote	1 - 2
3.	**COMMUNITY REPORT**	Verbal	None
4.	**HOMEOWNERS/GUEST OPEN FORUM**	Verbal	None
5.	**APPROVAL OF MINUTES**		
	a. October 1, 2026 minutes	Discuss/Vote	3 - 6
6.	**FINANCIAL MATTERS**		
	a. Reserve Study 2027 V1	Discuss/Vote	7 -94
	b. Budget 2027	Discuss/Vote	95-100
	c. BWV insurance renewal	Discuss/Vote	101-102
	d. BWV engagement letter 2026	Discuss/Vote	103-106
7.	**LANDSCAPE MATTERS**		
	a. Landscape Report	Verbal	107-114
	b. 809 Ironwood Proposal (manager approved)	Verbal	115-122
	c. BWV lawn conversion memo style	Verbal	123-132
	d. EBMUD water reports	Verbal	133-140
	e. 117 Chinaberry proposal	Discuss/Vote	141-148
	f. 622 Lagunaria Tree proposal	Discuss/Vote	149-158
	g. 1001 Ironwood valve replacement Proposal #3078790	Discuss/Vote	159-162
	h. 310 Holly Oak large branch proposal	Discuss/Vote	163-174
	i. Irrigation wire tracing proposal (manager approved)	Verbal	175-178
	j. 213 Baywood tree maintenance (manager approved)	Verbal	179-188
	k. BWV - Valve Replacements prop. #3079472, #3079479	Discuss/Vote	189-194
	l. BWV – Planting Proposals Prop. #3079521, #3079523	Discuss/Vote	195-200
	m. 213 Lagunaria Valve replacement proposal #3079617	Discuss/Vote	201-204
	n. BWV 3 irrigation proposals #9535, 9575, 9536	Discuss/Vote	205-212

8. MAINTENANCE MATTERS

a. Maintenance Report	Verbal	213-222
b. 106 Holly Oak proposal	Discuss/Vote	223-226
c. 614 Ironwood Proposal	Discuss/Vote	227-230
d. 810 Ironwood proposal	Discuss/Vote	231-232
e. 402 Baywood Proposals	Discuss/Vote	233-242
f. Roof & gutter cleaning proposal	Discuss/Vote	243-248

9. POOL MATTERS

a. Pool plaster proposals	Discuss/Vote	249-258

10. OLD NEWS

a. BWV Parking rules 2027	Discuss/Vote	259-280

11. MANAGERS REPORT

a. Inspector of Elections 2027/BWV annual follow up	Discuss/Vote	281-292
b. CAI California 2026 Legislative Session Report	Verbal	293-296
c. 5 years after Champlain Towers South memo style	Verbal	297-300
d. CA SB 1238 could increase costs for owner's memo style	Verbal	301-304
e. AB-130 Enforcement Policy &Fine Schedule memo style	Verbal	305-314
f. BWV January Meeting rescheduled for 1.14.2027	Discuss/Vote	281-292

12. ARCHITECTURAL

a. Architectural Report	Verbal	315-318
b 201 Carob - Referred application	Discuss/Vote	319-326
c. 202 Baywood – Referred application	Discuss/Vote	327-354

13. EXECUTIVE SESSION

a. Violation Report	Verbal	355-356

14. NEXT MEETING DATE/ADJOURNMENT

Next Board of Directors meeting for Baywood is scheduled for January 14, 2026 at 5:30pm.