



BAY COLONY ASSOCIATION
AGENDA
BOARD OF DIRECTORS' MEETING
THURSDAY, OCTOBER 15, 2026 AT 6:00PM

In-Person:

Community Center
3195 Mecartney Road
Alameda, CA 94502

ONLINE: RING CENTRAL

<https://v.ringcentral.com/join/414280134189>

Telephone: +1 (650) 419-1505 (US West)

Meeting ID: 414-280-134-189

ACTION

- | | |
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| 1. CALL TO ORDER/APPROVAL OF AGENDA | Review/Approve |
| 2. COMMUNITY REPORT <ul style="list-style-type: none">a. June 24th, 2026 CHBI Meeting Minutesb. August 24, 2026 CHBI Meeting Minutesc. Community Updates | Review |
| 3. HOMEOWNER'S OPEN FORUM/GUESTS (H/O granted 3 minutes) | Verbal |
| 4. APPROVAL OF MINUTES <ul style="list-style-type: none">a. September 17, 2026 Meeting Minutes | Review/Approve |
| 5. FINANCIAL MATTERS <ul style="list-style-type: none">a. Financial Statements<ul style="list-style-type: none">• September 30, 2026b. 2027 Draft Budgetc. 2027 Draft Reserve Study | Review/Approve

Discuss/Review
Review/Approve |
| 6. LANDSCAPE MATTERS <ul style="list-style-type: none">a. Landscape Updatesb. EBMUD Water Updates | Verbal
Review |
| 7. MAINTENANCE MATTERS <ul style="list-style-type: none">a. Jobs Manager's Report (L/S & Maintenance)b. Roofing Project Updates & Change Ordersc. Dry Rot, Maint. Repair Proposals & Change Orders<ul style="list-style-type: none">• 165 Bannister | Review/Discuss
Review/Discuss
Review/Vote Ratify |
| 8. OLD BUSINESS/NEW BUSINESS <ul style="list-style-type: none">a. 432 McDonnel Paintingb. 401 McDonnel Concrete Repairsc. 472 McDonnel Light Fixture Repair | Review/Vote
Review/Vote
Review/Vote |
| 9. EXECUTIVE SESSION – Closed Session <ul style="list-style-type: none">a. Contractsb. Reinstatement of Governing Documentsc. Hearing- 082-348780A | Discuss/Vote |
| 10. ADJOURN REGULAR MEETING | |

NEXT BOARD MEETING – November 19th, 2026 at 6:00PM

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 X354 or email bvc@harborbay.org

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