

AGENDA
BOARD OF DIRECTORS MEETING
WEDNESDAY, OCTOBER 14TH, 2026 – 6:30 PM

<u>In-Person:</u> Community Center 3195 Mecartney Road Alameda, CA 94502	HYBRID/ONLINE: RING CENTRAL https://v.ringcentral.com/join/384350596200 Telephone: +1 (650) 419-1505 (US West) Meeting ID: 384-350-596-200
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| 1. EXECUTIVE SESSION (For Board Members Only) 6:00 P.M. | |
| a. Violation Report | Discuss/Review |
| b. Contracts | Discuss/Vote |
| i. CHBI - Maintenance Contract | |
| ii. Terra Landscaping – Landscaping Contract | Discuss/Review |
| c. Legal | Discuss/Review |
| 2. CALL TO ORDER/APPROVAL OF AGENDA | Verbal/Vote |
| 3. CHBIOA VILLAGE REPORT/CHBIOA MINUTES | Discuss/Review |
| HOMEOWNER’S OPEN FORUM/GUESTS | Verbal (3mins each) |
| 4. APPROVAL OF DRAFT MINUTES | Discuss/Approve |
| a. September 2 nd , 2026 Regular Meeting Minutes | |
| 5. FINANCIAL MATTERS | |
| a. Financial Statements | Discuss/Approve |
| i. August 31 st , 2026 | |
| ii. September 30 th , 2026 | |
| b. Financial Expenditures & Distribution | Discuss/Review |
| c. 2027 Draft Budget | Discuss/Vote |
| 6. EV COMMITTEE BUSINESS | |
| a. EV Committee Matters | Verbal |
| 7. LANDSCAPE MATTERS | |
| a. Landscape Updates | Discuss/Review |
| i. 2027 Calendar | |
| b. AB1572 Lawn Conversion Proposal | Discuss/Vote |
| c. AB1572 Mulch Installation | Discuss/Vote |
| d. EBMUD Water Reports | Discuss/Review |
| e. Tree Pruning and Removals Proposal | Discuss/Vote |
| f. Tree Pruning Proposal | Discuss/Vote |
| 8. MAINTENANCE MATTERS | |
| a. Job Summary Report/Updates (L/S & Maint.) | Discuss/Review |
| b. Maintenance Committee Business/Updates | Verbal |
| c. Wrought Iron Fence Proposals | Discuss/Vote |
| d. Sewer Later – Closing Updates | Discuss/Review |
| e. Roof Assessment – Proposals and Updates | Discuss/Review |
| f. Trash Gate K Hinge Repair Proposals | Discuss/Vote |

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 cct@harborbay.org

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



Centre Court Homeowners Association
3195 Mecartney Road
Alameda, CA 94502
(510) 865-3363

9. OLD BUSINESS/NEW BUSINESS

a. Association Fine Policy Revision

10. MANAGER'S REPORT

a. Board Calendar

Discuss/Review

ADJOURNMENT/NEXT MEETING DATE – November 4th, 2026 at 6:30 P.M.

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