



**BOARD OF DIRECTORS MEETING
AGENDA
TUESDAY, OCTOBER 13, 2026 – 4:30 PM**

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

OR

HYBRID/ONLINE: RING CENTRAL

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

Telephone: +1(650) 419-1505

Meeting ID: 395 468 128

Please identify your name and address at sign-in.

ACTION

- | | |
|--|--------------------------------|
| 1. CALL TO ORDER (1 Min) | Verbal |
| 2. APPROVAL OF AGENDA (1 min) | Vote |
| 3. COMMUNITY MATTERS (5 mins) | Discuss/Review |
| A. Village 1 Report- Gary Hoffer | |
| B. CHBIOA Minutes | |
| • August 26, 2026 | |
| • June 24, 2026 | |
| 4. ARCHITECTURAL MATTERS (10 min) | Discuss/Review |
| A. Architectural Report | |
| 5. HOMEOWNERS & GUESTS OPEN FORUM | Verbal (3 mins per H/o) |
| 6. FINANCIAL MATTERS (5 mins) | |
| A. Treasurer's Report | Verbal |
| B. Monthly Financials | Review/Accept |
| • August 30, 2026 | |
| • Management Financial Report – 2026 August | |
| C. Reserve Study - Draft | Discuss/Vote |
| D. 2027 Budget – Draft | Discuss/Vote |
| 7. LANDSCAPING MATTERS (25 mins) | |
| A. Landscape Report | Discuss/Review |
| B. EBMUD Email & Water Reports | Discuss/Review |
| • EBMUD Water Flow Analysis | |
| C. Terra Landscape Report | Verbal/Review |
| • Monthly Activity Report | |
| D. Landscape Proposals | Discuss/Vote |
| • Tree Pruning & Services (Residential Trees) | |
| • 2027 Spring Treatments (Residential Trees) | |
| • MANAGER APPROVED | |
| o Lateral Line Repair – Park Across from 121 Basinside (Terra; 8138) | |
| o Possible Leak – 5 Clipper (Terra; 8145) | |
| o Valve Replacement – 373 Channing (Terra; 8562) | |
| o Main Line Repair – 5 Clipper (Terra; 8563) | |
| o Valve Replacement – 16 Cove (Terra; 8793) | |
| o Valve Replacement – 335 Capetown (Terra; 8794) | |

- Valve Replacement – Capetown & Channing (Terra; 8867)
 - Valve Replacement – Behind 338 Channing & 75 Crane Along Lagoon (Terra; 8917)
- E. Terra Private Improvement Projects – Policy Review **Discuss/Vote**
- F. Curb Strip Planning **Discuss/Vote**
 - Plant List/Plans
 - Review Proposals Received
 - Establish Process/Schedule
- G. Review Resolution of A Plus Tree Proposal **Discuss/Vote**
- 8. APPROVAL OF MINUTES (3 mins) Discuss/Vote**
 - A. Regular Meeting Minutes
 - September 08, 2026
- 9. MAINTENANCE MATTERS (10 min)**
 - A. Maintenance Reports Verbal/None
 - B. Playground Repair Proposals Discuss/Review
 - Ross Recreation Equipment
 - Installers
 - C. Trip Hazard repairs (Common Area)
- 10. MANAGER’S REPORT (1 min)**
 - A. Pending/Completed Action Items/Information Verbal
- 11. NEW BUSINESS (5 mins)**
 - A. Enforcement Policy & Fine Schedule
 - B. Storage Bins/Pod Policy Discuss/Vote
 - C. Flock (Automated License Plate Readers) Discussion
- 12. OLD BUSINESS (5 mins)**
 - A. Exterior Paint Guidelines - Adoptions Discuss/Vote
 - B. Damaged Irrigation by Homeowner Resolution/Policy Discuss/Vote
- 13. OTHER COMMUNICATION None**
- 14. EXECUTIVE SESSION – Closed Session (5 mins) Adjourn**
 - A. Violation Report Discuss/Review
 - B. Violation Letters Discuss/Review
- 15. ADJOURNMENT- NEXT MEETING November 10, 2026 – Regular Meeting at 4:30 pm**

~All meetings are being recorded to ensure the accuracy of the minutes~