BAY COLONY

BAY COLONY ASSOCIATION
AGENDA
BOARD OF DIRECTORS' MEETING
THURSDAY, NOVEMBER 19, 2026 AT 6:00PM

In-Person:
Community Center
3195 Mecartney Road
Alameda, CA 94502

ONLINE: RING CENTRAL
https://v.ringcentral.com/join/657006502880
Telephone: +1 (650) 419-1505 (US West)
Meeting ID: 657-006-502-880

		ACTION
1.	**CALL TO ORDER/APPROVAL OF AGENDA**	Review/Approve
2.	**COMMUNITY REPORT**	Review
	a. September 23, 2026 CHBI Meeting Minutes	
	b. Community Updates	
3.	**HOMEOWNER'S OPEN FORUM/GUESTS (H/O granted 3 minutes)**	Verbal
4.	**APPROVAL OF MINUTES**	Review/Approve
	a. October 15, 2026 Meeting Minutes	
5.	**FINANCIAL MATTERS**	
	a. Financial Statements	Review/Approve
	• **October 31, 2026**	
	b. 2027 Draft Budget	Discuss/Review
	c. 2027 Draft Reserve Study	Review/Approve
6.	**LANDSCAPE MATTERS**	
	a. Landscape Updates	*Verbal*
	b. Backflow Testing	Review/Vote
	c. EBMUD Water Updates	Review
7.	**MAINTENANCE MATTERS**	
	a. Jobs Manager's Report (L/S & Maintenance)	Review/Discuss
	b. 8 Orr Siding Repairs	Review/Vote
	c. 36 Bannister Way Dry Rot Repairs	Review/Vote
	d. 38 Benedict Dry Rot Repairs	Review/Vote
	e. 56 Benedict Court Dry Rot Repairs	Review/Vote
	f. 212 Bannister Court Dry Rot Repairs	Review/Vote
	g. 478 McDonnel Siding Repairs	Review/Vote
	h. 498 McDonnel Mailbox Post Repairs	Review/Vote
	i. 312 McDonnel Dry Rot Repairs	Review/Vote
8.	**OLD BUSINESS/NEW BUSINESS**	
	a. 432 McDonnel Painting	
	b. Reinstatement of Governing Documents	Review/Vote
9.	**EXECUTIVE SESSION – Closed Session**	
	a. Contracts	Discuss/Vote
	b. Reinstatement of Governing Documents	
10.	**ADJOURN REGULAR MEETING**	

NEXT BOARD MEETING – December 17, 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 byc@harborbay.org*
This meeting will be recorded and then deleted for the purpose of minutes accuracy.