BOARD OF DIRECTORS MEETING

AGENDA

TUESDAY, NOVEMBER 10, 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	
1. September 23, 2026	
4. ARCHITECTURAL MATTERS (10 min)	**Discuss/Review**
A. Architectural Report	
B. Referred Architectural Application	Discuss/Vote
1. 230 Basinside Way - Deck	
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**
• Management Financial Report – September 2026	
• September 30, 2026	
C. Financial Review – Engagement Letter	Discuss/Vote
D. Reserve Study - Draft	Discuss/Vote
E. 2027 Budget - Approved	Review
7. LANDSCAPING MATTERS (25 mins)	
A. Landscape Report	**Verbal/Discuss**
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**
1. Weathertrak (HydroPoint) Subscription	
2. Tree Install – 45 Clipper & 276 Capetown (Terra; 9681)	
E. Manager Approved	**Review**
• Main Line Repair – 185 Capetown (Terra;9712)	
• Valve Replacement – 312 Channing (Terra; 8899)	
• Lateral Line Repair – 39 Sandpiper (Terra; 8901)	
• Valve Replacement – 408 Capetown (Terra; 9118)	

- Lateral Line – Behind 338 Channing Way (Terra; 9480)

F. Terra Private Improvement Projects – Policy Review **Discuss/Vote**
G. Curb Conversion Proposals Discuss/Vote

8. APPROVAL OF MINUTES (3 mins) **Discuss/Vote**

A. Regular Meeting Minutes
- October 13, 2026

9. MAINTENANCE MATTERS (10 min)

A. Maintenance Reports **Verbal/None**
B. Playground Repair Proposals **Discuss/Vote**
- Ross Recreation Equipment
- Installers

C. Concrete Replacement Repairs (Common Area) Discuss/Vote

10. MANAGER'S REPORT (1 min)

A. Pending/Completed Action Items/Information **Verbal**

11. NEW BUSINESS (5 mins)

12. OLD BUSINESS (5 mins)

A. Enforcement Policy & Fine Schedule Discuss/Vote
B. Damaged Irrigation by Homeowner Resolution/Policy Discuss/Vote
C. Flock (Automated License Plate Readers) Discussion Verbal/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 January 12, 2027 – Regular Meeting at 4:30 pm

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