BOARD OF DIRECTORS MEETING
AGENDA
MONDAY, NOVEMBER 09, 2026 – 2:00 PM

IN-PERSON	**OR**	**HYBRID/ONLINE: RING CENTRAL**
COMMUNITY CENTER		**https://v.ringcentral.com/join/ssoogian**
3195 Mecartney Road		**Telephone: +1 (650)-419-1505**
Alameda, CA 94502		**Meeting ID: 395 468 128**

Please identify your name and address at sign-in.

	ACTION
1. Call to Order	Verbal
2. Approval of Agenda	**Vote**
3. Approval of Minutes	**Discuss/Vote**
A. Regular Meeting Minutes	
• September 14, 2026	
4. Homeowners Open Forum	**Verbal (3 mins per H/o)**
A. Playground Mulch Complaint	
5. Landscaping Matters	
A. Terra Landscape Reports	Verbal
• Monthly Activity Report	Discuss/Review
B. Proposals	Discuss/Vote
1. Plant Replacement – Common Area 300 Sweet Rd. (Terra; 9232)	
2. Plant Replacement – Common Area 300 Sweet Rd. (Terra; 9289)	
C. EBMUD Email & Water Budget Reports	Discuss/Review
D. Landscape Report	Discuss/Review
1. Landscape Chair Overview	
E. Manager Approved Proposal	Discuss/Review
• Install Additional Irrigation – 315 Sweet (Terra; 7769)	
F. Cul-de-sac Renovation Priority List	
6. Architectural Matters	
A. Architectural Report	Discuss/Review
B. Referred Architectural Application	Discuss/Vote
1. 45 Ross - Paint	
7. Maintenance Matters	
A. Maintenance Report	Verbal/None
B. Tot Lot – Inspection Report	Discuss/Vote
1. Installer Proposal	
2. Playground Mulch Proposals	
C. Trip Hazard Repairs	Discuss/Vote

8. CHBIOA Village 5 Report

A. Gary Lym Village Representative — **Verbal**
   1. Voter Priorities
   2. City Attorney Impartial Analysis for Measure

B. CHBIOA Minutes — **Discuss/Review**
   1. September 23, 2026
   2. August 26, 2026

9. Financial Information

A. Monthly Financials — **Discuss/Accept**
   - September 30, 2026
     1. Management Financial Report – 2026 September

10. Manager's Report — **Verbal**

A. Manager's Task List

11. New Business

A. Enforcement Policy and Fine Schedule — Discuss/Vote

12. Old Business — **Verbal**

A. Annual Picnic - Highlights

13. Executive Session – Closed Session — **Adjourn**

A. Violation Report — **Discuss/Review**

B. Violation Letters — **Discuss/Review**

14. Adjournment/Next Meeting Date – January 11, 2027 – Regular Meeting

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