# BOARD OF DIRECTORS MEETING
# AGENDA
## THURSDAY, NOVEMBER 12, 2026 – 6:30 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** — **Verbal**
2. **APPROVAL OF AGENDA** — **Vote**
3. **COMMUNITY REPORT** — **Discuss/Review**
   - A. CHBIOA Minutes
     1. September 23, 2026
     2. August 26, 2026
     3. June 24, 2026
   - B. CHBIOA Report
     1. Village Report – Gary Lym
     2. Voter Priorities
     3. City Attorney Impartial Analysis
4. **HOMEOWNERS OPEN FORUM & GUESTS** — **Verbal (3 Mins per H/o)**
   - A. Trip Hazard Concerns
5. **APPROVAL OF MINUTES** — **Discuss/Vote**
   - A. Regular Minutes
     1. September 30, 2026 – Special Meeting
     2. September 10, 2026 – Regular Meeting
6. **FINANCIAL MATTERS**
   - A. Monthly Financial Statements — Discuss/Accept
     - September 30, 2026
       - Management Financial Report – 2026 September
     - August 31, 2026
   - B. Edward Jones Investment Update — Verbal/Vote
7. **ARCHITECTURAL MATTERS**
   - A. Architectural Report — Discuss/Review
8. **LANDSCAPE MATTERS**
   - A. Landscape Report — Discuss/Review
   - B. EBMUD Email & Reports — Discuss/Review
   - C. Landscape Proposals — Discuss/Vote
     1. Fall Tree Pruning
     2. Ratify Irrigation Repairs – 100, 161, 127 Orr (Bella Vista; 2044)
     3. Ground Cover Replacement (Bella Vista; 0911)
     4. Mulch Replenishment (Bella Vista; 0365)
   - D. Manager Approved — Discuss/Review
     1. Irrigation Repairs – Controller C, A, D (Bella Vista; 2206)

**9. MAINTENANCE MATTERS**

A. Maintenance Report — Discuss/Review
B. Concrete Repairs — Discuss/Vote
C. Playground Inspection Report — Discuss/Vote
- Next Steps

**10. MANAGER'S REPORT** — **Verbal**

A. To-Do List and Information

**11. OTHER COMMUNICATIONS** — **None**

**12. NEW BUSINESS**

**13. OLD BUSINESS**

A. Accent, Seasonal, and Permanent Outdoor Lights Revisions – Adoption Discuss/Vote
- Rules & Regulations
- Architectural Standards

B. Mailbox Number Standard/Rule – Architectural Standards — Discuss/Vote
C. Enforcement Policy and Schedule of Fines – Draft — Discuss/Vote
D. Pruning/Removal of Tree and other Vegetation Policy — Discuss/Vote
E. Wild Animal Policy — Discuss/Vote

**14. PARKING MATTERS**

A. Parking Rules Revision Committee — Verbal
- Update

B. Fire Access & Turning Radius — Discuss/Review

**15. EXECUTIVE SESSION – Closed Session** — **Adjourn**

A. Violation Report — Discuss/Review
B. Violation Letters — Discuss/Review

**16. ADJOURNMENT/NEXT MEETING DATE: January 14, 2027 – Regular Meeting**

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