Lantern Bay
Owners' Association, Inc.
3195 Mecartney Road
Alameda, California 94502
(510) 865-3363

Join from PC, Mac, Linux, iOS or Android:
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LANTERN BAY
AGENDA
BOARD OF DIRECTORS MEETING
In-Person at CHBIOA Community Center, 3195 Mecartney Road
Remotely via RingCentral Meetings
(Be sure to provide your name on the sign-in screen)
THURSDAY, NOVEMBER 12, 2026 - 6:30 PM

	ACTION	PAGE
1. CALL TO ORDER/APPROVAL OF AGENDA	Verbal	1
2. VILLAGE 3-A REPORT	Verbal/Review	2-5
A. CHBIOA Meeting Minutes		
1. September 23, 2026		
3. HOMEOWNERS & GUESTS OPEN FORUM	Verbal	None
4. APPROVAL OF MINUTES	Discuss/Vote	6-9
A. Regular Meeting Minutes		
1. July 9, 2026		
B. Organizational Meeting Minutes		
1. September 14, 2026		
5. ARCHITECTURAL MATTERS		
A. Architectural Application Summary	Review	10-12
6. LANDSCAPE MATTERS		
A. Landscape Report/EBMUD Water Budget Information	Review	13-17
B. Curb Strip Renovation Proposals	Discuss/Vote	18-32
7. MAINTENANCE MATTERS		
A. Work Order Summary	Review	None
B. Concrete Repair – 140 Sheffield	Discuss/Vote	33-40
C. Bocce Ball Court Resurfacing	Discuss/Vote	41-51
D. Fence Replacement– Split Rail-104 Stanbridge	Discuss/Vote	52-57
E. Side Fence Replacement – 140 Sheffield	Discuss/Vote	58-60
8. FINANCIAL MATTERS		
A. Monthly Financials	Review/Accept	59-143
1. September 2026		
2. August 2026		
3. July 2026		
4. June 2026		
B. Reserve Study Proposal	Discuss/Vote	144
9. MANAGER'S REPORT		
A. Pending Action Items/Information	Review	145-146
1. To Do List		
B. New Business Action Items		
1. Enforcement & Fine Policy Proposal	Discuss/Vote	147-154
10. OTHER COMMUNICATION		
11. EXECUTIVE SESSION – Closed Session	**Adjourn**	
A. Violation Report	Discuss/Review	156-164
B. Homeowner Discipline		
C. Legal Matters		

12. ADJOURNMENT/NEXT MEETING DATE –The next regular Board meeting will be held on Thursday, January 14, 2027 at 6:30 P.M.

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 X355 or email LTB@harborbay.org*

This meeting will be recorded and then deleted for the purpose of minutes accuracy.