



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

AGENDA - Board of Directors Meeting
JOIN FROM PC, MAC, LINUX, IOS OR ANDROID:
<https://meetings.ringcentral.com/j/9227490802>
TELEPHONE: ++1(623)4049000 (US WEST)
Meeting ID: 922 749 0802

TUESDAY, NOVEMBER 29, 2022 – 6:30 PM

ALL HOMEOWNERS ARE INVITED TO ATTEND THE MEETING
(BE SURE TO PROVIDE YOUR NAME & ADDRESS ON THE SIGN-IN SCREEN)

1. **CALL TO ORDER/APPROVAL OF AGENDA**
2. **COMMUNITY REPORT**
3. **HOMEOWNER'S OPEN FORUM/GUESTS**
4. **MINUTES**
5. **FINANCIAL MATTERS**
 - a. **Financial Statements**
 - b. **Final Budget**
 - c. **Reserve Expenditures**
6. **ARCHITECTURAL MATTERS**
 - a. **Architectural Summary Report**
 - b. **CHBI Rule Revisions/BLB Architectural Rules Draft**
7. **LANDSCAPE MATTERS**
 - a. **Landscape Summary Report**
 - b. **Landscape Committee Report**
 - c. **EBMUD Reports**
 - d. **148 Parfait Drainage Repair**
 - e. **14 Oak Park Drainage**
8. **MAINTENANCE MATTERS**
 - a. **Maintenance Summary Report**
 - b. **Condominium Balcony Inspection**
 - c. **BLB Stair Caulking**
 - d. **PSL Workplan**
 1. **Funding**
 2. **Special Assessment & Loan Application (and Options), CHBIO Process & Administration**
 3. **Schedule (Including Town Hall)**
 4. **Construction Management Contract**
 5. **Inspector of Elections**
 - e. **251/253 Riddell Mailbox Post**
 - f. **106 Parfait Lane Roots Clogged**
 - g. **234 Riddell Fence Support Post**
 - h. **Report from CR Gutters**
9. **POOL MATTERS**
 - a. **Pool Repair Proposals**
10. **MANAGER'S REPORT**
 - a. **Pending Items/Information**
 1. **To Do List**
11. **NEW BUSINESS**
12. **OLD BUSINESS**
 - a. **Board Calendar**
13. **OTHER COMMUNICATION**
14. **EXECUTIVE SESSION**

- a. Violation Report
- b. Security Report
- c. Maintenance Agreements
- d. Contract Negotiations

15. ADJOURNMENT/NEXT REGULAR MEETING – JANUARY 31, 2023 AT 6:30 PM

ALL HOMEOWNERS ARE INVITED TO ATTEND THE MEETING.

This meeting will be recorded, and then deleted, to ensure accuracy of the minutes.