



**BAY COLONY ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**AGENDA**

Monday, September 25, 2023 at 6:00 p.m.

**IN-PERSON**  
COMMUNITY CENTER  
3195 Mecartney Road  
Alameda, CA 94502

**OR**

**HYBRID/ONLINE: RING CENTRAL**  
<https://meetings.ringcentral.com/j/1484841960>  
Telephone: US: +1 (623) 404-9000  
Meeting ID: 148 484 1960

*Please identify name and address at sign in*

1. **CALL TO ORDER/APPROVAL OF AGENDA**
2. **COMMUNITY REPORT**
3. **HOMEOWNERS OPEN FORUM/ GUESTS**
  - a. **Specialty Towing Presentation**
4. **MINUTES**
5. **FINANCIAL MATTERS**
  - a. **Financial Statement**
  - b. **Reserve Study**
  - c. **Budget**
6. **ARCHITECTURAL MATTERS**
  - a. **Architectural Summary Report**
7. **LANDSCAPE MATTERS**
  - a. **EBMUD Water Budget Report**
  - b. **Landscape Proposals**
8. **MAINTENANCE MATTERS**
  - a. **Jobs Report (Maintenance & Landscape)**
  - b. **Maintenance Proposals**
    - i. **Reroofing Project**
    - ii. **PSL Project**
    - iii. **312 McDonnell Rd – Dryrot/Pest**
9. **NEW BUSINESS**
  - a. **Fine Schedule**
  - b. **Parking Enforcement -Towing Contract**
10. **OLD BUSINESS**
11. **MANAGER’S REPORT**
12. **OTHER COMMUNICATIONS**
13. **EXECUTIVE SESSION**

<ol style="list-style-type: none"><li>a. <b>Violation Hearings</b></li><li>b. <b>Violation Report</b></li><li>c. <b>Security Report</b></li></ol>	<ol style="list-style-type: none"><li>d. <b>Personnel</b></li><li>e. <b>Contracts</b></li><li>f. <b>Legal Matters</b></li></ol>
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14. **ADJOURN REGULAR MEETING/ NEXT REGULAR BOARD MEETING: 10/19/2023, 6:00 P.M.**

**ALL HOMEOWNERS ARE INVITED TO ATTEND THE MEETING.**  
*This meeting will be recorded, and then deleted, to ensure accuracy of the minutes.*