



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

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**SANDPIPER COVE  
AGENDA**

**Board of Directors Meeting**

**In-Person at CHBIOA Community Center, 3195 Mecartney Road**

**Remotely via Ring Central Meetings**

**(Be sure to provide your name on the sign-in screen)**

**WEDNESDAY, JANUARY 8, 2025 - 6:00 PM**

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|------------------|---|
| <b>6:00 P.M.</b> | <b>1. CALL TO ORDER/APPROVAL OF AGENDA</b>  |
| <b>6:05 P.M.</b> | <b>2. COMMUNITY REPORT</b><br><b>A. Village 3-A Report</b>  |
| <b>6:10 P.M.</b> | <b>3. HOMEOWNERS &amp; GUESTS OPEN FORUM</b>  |
| <b>6:20 P.M.</b> | <b>4. APPROVAL OF MINUTES</b>   |
| <b>6:25 P.M.</b> | <b>5. LANDSCAPE MATTERS</b><br><b>A. Landscape Report</b>   |
| <b>6:30 P.M.</b> | <b>6. ARCHITECTURAL MATTERS</b><br><b>A. Proposed Rule Change – Garage Doors</b>  |
| <b>6:35 P.M.</b> | <b>7. MAINTENANCE MATTERS</b>   |
| <b>6:40 P.M.</b> | <b>8. FINANCIAL MATTERS</b><br><b>A. Financial Reports</b><br><b>B. Reserve Study Draft</b><br><b>C. Year End Financial Review Proposal</b><br><b>D. Insurance Renewal</b><br><b>E. 2025-2026 Draft Budget</b>            |
| <b>6:50 P.M.</b> | <b>9. MANAGER'S REPORT</b><br><b><u>A. Pending Action Items/Information</u></b><br><b><i>1. To Do List</i></b><br><b><u>B. New Business Action Items</u></b><br><b><i>1. 2025 CHBIOA Management Services Contract</i></b> |
| <b>6:55 P.M.</b> | <b>10. OTHER COMMUNICATION</b>  |
| <b>7:00 P.M.</b> | <b>11. EXECUTIVE SESSION</b><br><b>A. Architectural Violations Report</b><br><b>B. Homeowner Discipline</b>   |
| <b>7:05 P.M.</b> | <b>12. ADJOURNMENT/NEXT MEETING DATE</b>  |

**ALL HOMEOWNERS ARE INVITED TO ATTEND THE MEETING**