



**BOARD OF DIRECTORS MEETING
AGENDA
THURSDAY, JULY 17, 2025 – 6:30 PM**

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

OR

HYBRID/ONLINE: RING CENTRAL
<https://v.ringcentral.com/join/395468128>
Telephone: +1 (623) 404-9000 (US West)
Meeting ID: 395 468 128

Please identify your name and address at sign-in.

	<u>ACTION</u>	<u>PAGE</u>
1. Call to Order	Verbal	
2. Approval of Agenda	Vote	1-2
3. Approval of Minutes	Discuss/Vote	
A. Regular Meeting Minutes		
• March 28, 2025		3-5
B. Special Meeting Minutes		
• April 16, 2025		6-7
C. Annual Meeting Minutes		
• May 21, 2025		8
4. Landscaping Matters		
A. Landscape Report	Discuss/Review	9-13
• Landscape Walk Notes	Discuss/Review	
○ June 26, 2025		14-15
• Landscape Chair Report	Discuss/Review	
○ Landscape Overview		16-19
○ Lawn Conversion – Summary/Recommendation		20-25
○ Smith Court Proposal	Verbal	
B. Terra Landscape Reports	Verbal	
• Email		26-28
• Monthly Activity Report		29
C. Landscape Proposal	Discuss/Vote	
• Smith Court Renovation		30-31
D. Tree Maintenance Proposal	Discuss/Vote	
• A Plus Tree Service		32-35
E. EBMUD Email & Water Budget Reports	Discuss/Review	36-39
F. Lawn Conversion Proposals	Discuss/Vote	
• 101 Anderson Comments		40-41
• Terra Landscape		42-59
○ 300 Sweet Replace Lawn		46-47
○ 300 Sweet Refresh Lagoon		48-49
○ 201 Anderson Lagoon Access Trail		50-51
○ 201 Anderson Median and Lawn		52-53
○ 101 Anderson Lagoon Access Trail		54-55
○ 101 Anderson Median and Lawn		56-57
• Garden Mamas		60-155

○ 101 Anderson Median	60-67
○ 201 Anderson Median	68-75
○ 101 Anderson Lawn Conversion	76-82
○ 201 Anderson Lawn Conversion	83-89
○ 300 Sweet Lawn Conversion	90-96
○ 101 Anderson Lagoon Access Trail	97-103
○ 201 Anderson Lagoon Access Trail	104-110
○ 300 Sweet Lagoon Access Trail	111-117
○ Design & Information	118-155

5. Homeowners Open Forum	Verbal (3 mins per H/o)	
6. Architectural Matters	Discuss/Review	156-157
A. Architectural Report		
7. Maintenance Matters	Discuss/Review	158-159
A. Maintenance Report		
8. CHBIOA Village 5 Report		
A. Gary Lym Village Representative	Verbal	None
B. CHBIOA Minutes	Discuss/Review	
• March 26, 2025		160-163
• February 26, 2025		164-166
9. Financial Information		
A. Monthly Financials	Discuss/Accept	
• May 31, 2025		167-197
• April 30, 2025		198-230
• March 31, 2025		231-260
10. Managers Report	Verbal	None
A. Managers Task List		
11. Other Communications	None	None
12. Old Business	Discuss/Vote	None
A. Basketball Standards Rule Change		
13. New Business	None	None
14. Executive Session – Closed Session	Adjourn	262
A. Contracts	None	None
B. Violation Report	Discuss/Review	263-280
C. Hearings	Discuss/Vote	
• Account 086-372560A		281-282
D. Violation Letters	Discuss/Review	283-454
15. Adjournment/Next Meeting Date – September 18, 2025 – Regular Meeting		
~All meetings are being recorded to ensure the accuracy of the minutes~		