



**BOARD OF DIRECTORS MEETING**  
**AGENDA**  
**TUESDAY, JULY 15, 2025 – 6:00 PM**

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

**OR**

**HYBRID/ONLINE: RING CENTRAL**  
**<https://v.ringcentral.com/join/395468128>**  
**Telephone: +1 (650) 4191505**  
**Meeting ID: 395 468 128**

*Please identify your name and address at sign-in.*

	<b><u>ACTION</u></b>	<b><u>PAGE</u></b>
<b>1. CALL TO ORDER</b>	<b>Verbal</b>	
<b>2. APPROVAL OF AGENDA</b>	<b>Vote</b>	<b>1-2</b>
<b>3. COMMUNITY MATTERS</b>		
A. Village 4 Report	Verbal	None
B. CHBIOA Minutes	None	None
<b>4. APPROVAL OF MINUTES</b>	<b>Discuss/Vote</b>	
A. Regular Minutes		
• May 20, 2025		3-5
<b>5. HOMEOWNERS OPEN FORUM</b>	<b>Verbal (3 mins per H/o)</b>	
<b>6. ARCHITECTURAL MATTERS</b>	<b>Discuss/Review</b>	<b>6-8</b>
A. Architectural Report		
<b>7. LANDSCAPE MATTERS</b>		
A. Landscape Report	Discuss/Review	9-10
B. EBMUD Report/Meter Reading	Discuss/Review	
• Email Information		11
• Water Budget Report		12-15
C. Terra Landscape Report		
• Terra Email	Discuss/Review	16-18
• Monthly Activity Report	Discuss/Review	19
• Wire Trace Proposal	Discuss/Vote	20
D. Tree Maintenance/Pruning Proposal		
• A Plus Tree Service	Discuss/Vote	21-36
E. Landscape Committee Discussion	Verbal/Discuss	None
F. AB1572 – Lawn Conversions	Verbal/Discuss	None
<b>8. MAINTENANCE MATTERS</b>		
A. Maintenance Report	Discuss/Review	37-38
B. Doggy Bag Stations	Discuss/Review	39-41
C. Park Carousel Update	Verbal/Discuss	None
<b>9. FINANCIALS MATTERS</b>		
A. Treasurer's Report	Verbal	None

B. Monthly Financials	Discuss/Accept	
• May 31, 2025		42-71
<b>10. PRESIDENT’S REPORT</b>	<b>Verbal</b>	<b>None</b>
A. President’s Update Report		
<b>11. MANAGER’S REPORT</b>	<b>Verbal</b>	<b>None</b>
A. Completed/Pending/Action Items/ Information		
<b>12. NEW BUSINESS</b>		
A. Membership – Email Notification Incentives		
<b>13. OLD BUSINESS</b>		
A. Hospitality Appreciation Plaque	Discuss/Review	
• Update & Review		72
• Installation Proposal		
○ CHBIOA	Discuss/Vote	73
○ Ability Maintenance		
B. Annual Picnic Update	Discuss/Vote	
• Additional Request for Funds		74
<b>14. OTHER COMMUNICATIONS</b>	<b>None</b>	<b>None</b>
<b>15. EXECUTIVE SESSION – Closed Session</b>	<b>Adjourn</b>	<b>75</b>
A. Legal Matter	None	None
B. Contracts	None	None
C. Waive Fee Request	Discuss/Vote	
• Account 087-308858		76-78
D. Violation Report	Discuss/Review	79-90
E. Hearings	None	None
F. Violation Letters	Discuss/Review	91-152
<b>16. ADJOURNMENT/NEXT REGULAR MEETING DATE:</b>	<b>Tuesday, September 16, 2025 - Regular</b>	