



BOARD OF DIRECTORS MEETING
AGENDA
THURSDAY, JANUARY 8, 2026 – 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 (650) 419 1505
Meeting ID: 395 468 128

Please identify your name and address at sign-in.

- | | <u>ACTION</u> |
|--|--------------------------------|
| 1. CALL TO ORDER | Verbal |
| 2. APPROVAL OF AGENDA | Vote |
| 3. COMMUNITY REPORT | Discuss/Review |
| A. CHBIOA Minutes | |
| • October 22, 2025 | |
| • September 24, 2025 | |
| B. CHBIOA Report | Discuss/Review |
| 4. HOMEOWNERS OPEN FORUM & GUESTS | Verbal (3 Mins per H/o) |
| 5. APPROVAL OF MINUTES | Discuss/Vote |
| A. Regular Minutes | |
| • November 13, 2025 | |
| 6. FINANCIAL MATTERS | |
| A. Monthly Financial Statements | Discuss/Accept |
| • November 30, 2025 | |
| • October 31, 2025 | |
| B. Financial Report | |
| • 2025 November | Discuss/Review |
| C. Edward Jones Investment Update | Verbal/Vote |
| D. Reserve Expenditures 2026 | |
| E. Reserve Study Proposal | |
| 7. ARCHITECTURAL MATTERS | |
| A. Architectural Report | Discuss/Review |
| B. 130 Orr Road – Lights | Discuss/Vote |
| 8. LANDSCAPE MATTERS | |
| A. Landscape Report | Discuss/Review |
| B. EBMUD Email & Reports | Discuss/Review |
| C. Landscape Proposals | Discuss/Vote |
| • Mulch Replenishment | |
| • Ratify French Drain – 2 McDonnell Road | |
| 9. MAINTENANCE MATTERS | Discuss/Review |
| A. Maintenance Report | |
| B. Trip Hazard Repairs | |

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| 10. MANAGER’S REPORT | Verbal |
| A. To-Do List and Information | |
| 11. OTHER COMMUNICATIONS | None |
| 12. NEW BUSINESS | |
| A. Paint Rules & Guidelines/Accent, Seasonal, and Permanent Outdoor Lights Revisions | |
| • Rules & Regulations | |
| • Architectural Standards | |
| B. 2026 CHBIOA Management Contract | |
| 13. OLD BUSINESS | None |
| 14. PARKING MATTERS | |
| A. Parking Rules Revision Committee Update | Discuss |
| 15. EXECUTIVE SESSION – Closed Session | Adjourn |
| A. Contracts | None |
| B. Legal | Discuss |
| • Violation Enforcement | |
| C. Violation Report | Discuss/Review |
| • Account 072-1001200 Discussion | |
| D. Hearings | Discuss/Vote |
| • Account 072-100275A | |
| • Account 072-100490A | |
| E. Board Decision Letters | None |
| F. Parking Violations | None |
| G. Violation Letters | Discuss/Review |
| 16. ADJOURNMENT/NEXT MEETING DATE: March 12, 2026 | |

~All meetings are being recorded to ensure the accuracy of the minutes~