



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

Join from PC, Mac, Linux, iOS or Android:  
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Telephone: +1(650) 419-1505 (US West)  
Meeting ID: 122914130913

## SANDPIPER COVE

### AGENDA

#### Board of Directors Meeting

In-Person at CHBIOA Community Center, 3195 Mecartney Road

Remotely via Ring Central Meetings

WEDNESDAY, JANUARY 21, 2026 - 6:00 PM

	<u>ACTION</u>	<u>PAGE</u>
1. CALL TO ORDER/APPROVAL OF AGENDA	Verbal	1
2. COMMUNITY MATTERS	Verbal/Review	None
A. Village 3A Report – Bill Pai		
B. CHBIOA Minutes	Review	2-4
1. October 22, 2025		
3. HOMEOWNERS & GUESTS OPEN FORUM	Verbal	None
4. APPROVAL OF MINUTES	Discuss/Vote	5-6
A. Regular Meeting Minutes		
1. November 12, 2025		
5. FINANCIAL MATTERS		
A. Monthly Financials	Review/Accept	7-56
1. November 2025		
2. October 2025		
B. Financial Review & Tax Preparation Proposal	Discuss/Vote	57-59
C. Reserve Study Draft	Discuss/Vote	60-124
D. 2026-2027 Budget – Draft	Discuss/Vote	125
6. ARCHITECTURAL MATTERS		
A. Architectural Application Summary	Review	126-127
7. MAINTENANCE MATTERS		
A. Work Order Summary Since November 1, 2025	Review	None
8. LANDSCAPE MATTERS		
A. Landscape Report/EBMUD Water Budget Reports	Review	None
B. Work Order Summary Since November 1, 2025	Review	128-130
9. MANAGER'S REPORT		
A. Pending Action Items/Information	Review	131-132
1. To Do List		
B. New Business	Discuss/Vote	None
10. CC&Rs RESTATEMENT		
A. Amended & Restated CC&Rs	Discuss/Vote	133-167
B. Fine Policy – Suggested Revision	Discuss/Vote	168-169
11. OTHER COMMUNICATION		
12. EXECUTIVE SESSION – Closed Session	Adjourn	
A. Violation Report	Discuss/Review	171-206
B. Hearings		None
13. ADJOURNMENT/NEXT MEETING – March 11, 2026		

*All homeowners are invited to attend the meeting.*

*For remote login: Please identify name and address at sign in. For login assistance, call 510-865-3363 X355 or email [SPC@harborbay.org](mailto:SPC@harborbay.org)*

*This meeting will be recorded and then deleted for the purpose of minutes accuracy.*