



**Bay Isle Pointe**  
Homeowners' Association  
3195 Mecartney Road  
Alameda, CA 94502  
T 510-865-3363 F 510-522-1436

---

---

**BOARD OF DIRECTORS MEETING  
AGENDA  
TUESDAY, JANUARY 20, 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.*

**1. CALL TO ORDER**

ACTION  
Verbal

**2. BOARD ROLE & RESPONSIBILITY**

Verbal

**3. APPROVAL OF AGENDA**

Discuss/Vote

**4. COMMUNITY REPORT**

Discuss/Review

- A. CHBIOA Reports
- B. CHBIOA Minutes

**5. HOMEOWNERS/GUEST OPEN FORUM**

Verbal (3 min per H/o)

**6. APPROVAL OF MINUTES**

Discuss/Vote

- A. Regular Minutes
  - November 18, 2025
- B. Ratification of Minutes
  - January 21, 2025

**7. FINANCIAL MATTERS**

Discuss/Accept

- A. Monthly Financials
  - December 31, 2025
  - November 30, 2025

**8. MAINTENANCE MATTERS**

Review/Discuss  
Discuss/ Vote

- A. Maintenance Report
- B. Electrical Box Project – Update
  - Concrete Bases Proposals
  - Electrical Box Project Proposal
- C. Omega Pest Reports

Review/Discuss

**9. LANDSCAPE MATTER**

A. Landscape Report	Verbal
• City Curb Strip Trees – Update	Review/Discuss
• EBMUD Email & Water Reports	
B. Landscape Proposals Terra	Discuss/Vote
• Tree Replanting – Site Wide (3416)	Review
• Manager Approved	
○ Tree Installation – Behind 31 Coleport (3284)	

**10. ARCHITECTURAL MATTERS**

A. Architectural Report	Review/Discuss
B. Referred Architectural Applications	
• Non-Standard Paint – 4 Coleport	Discuss/Vote
• Non-Standard Paint – 22 Coleport	
• Roof – 38 Steuben	

**11. MANAGER'S REPORT**

A. Managers Update	Verbal
--------------------	--------

**12. NEW BUSINESS**

A. Gull's Call Article	Verbal
B. CHBIOA 2026 Management Service Contract	Discuss/Vote
C. General Counsel Legal Services	Discuss/Vote

**13. OLD BUSINESS**

A. CC&R Revisions - Proposals	Discuss/Vote
-------------------------------	--------------

**14. EXECUTIVE SESSION- Closed Session**

A. Hearings	Discuss/Vote
• Account 094-063768	
B. Violation Report	Review/Discuss
• Account 094-011163A Discussion	

**15. ADJOURN/NEXT MEETING DATES:**

Discuss/Vote

Next Board of Directors meeting, February 17, 2026, starts at 6:30 pm

*"Directors of nonprofit corporations such as the Association are fiduciaries who are required to exercise their powers in accordance with the duties imposed by the Corporations Code... This fiduciary relationship is governed by the statutory standard that requires directors to exercise due care and undivided loyalty for the interests of the corporation." (<https://www.davis-stirling.com/HOME/F/Fiduciary-Duties-of-California-HOA-Directors>)*