



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.

ACTION

- | | |
|--|---|
| 1. CALL TO ORDER | Verbal |
| 2. BOARD ROLE & RESPONSIBILITY | Verbal |
| 3. APPROVAL OF AGENDA | Discuss/Vote |
| 4. COMMUNITY REPORT
A. CHBIOA Reports
B. CHBIOA Minutes | Discuss/Review |
| 5. HOMEOWNERS/GUEST OPEN FORUM | Verbal (3 min per H/o) |
| 6. APPROVAL OF MINUTES
A. Regular Minutes
• November 18, 2025
B. Ratification of Minutes
• January 21, 2025 | Discuss/Vote |
| 7. FINANCIAL MATTERS
A. Monthly Financials
• December 31, 2025
• November 30, 2025 | Discuss/Accept |
| 8. MAINTENANCE MATTERS
A. Maintenance Report
B. Electrical Box Project – Update
• Concrete Bases Proposals
• Electrical Box Project Proposal
C. Omega Pest Reports | Review/Discuss
Discuss/ Vote

Review/Discuss |

9. LANDSCAPE MATTER

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

10. ARCHITECTURAL MATTERS

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

11. MANAGER’S REPORT

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

12. NEW BUSINESS

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

13. OLD BUSINESS

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|-------------------------------|--------------|
| A. CC&R Revisions - Proposals | Discuss/Vote |
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14. EXECUTIVE SESSION- Closed Session

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| 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>)