



**BOARD OF DIRECTORS MEETING
AGENDA
TUESDAY, JANUARY 20, 2026 – 6:00 PM**

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

OR

HYBRID/ONLINE: RING CENTRAL
<https://v.ringcentral.com/join/490546591436>
Telephone: +1 (650) 419-1505 (US West)
Meeting ID: 490546591436
Please identify your name and address at sign-in.

	<u>ACTION</u>	<u>PAGE</u>
1. CALL TO ORDER	Verbal	None
2. APPROVAL OF AGENDA	Discuss/Vote	1 – 2
3. COMMUNITY REPORT		
a. CHBIOA 9.24.25 minutes	Verbal	3 - 6
b. CHBIOA 10.22.25 minutes	Verbal	7 -10
4. HOMEOWNERS/GUEST OPEN FORUM	Verbal	None
5. PRESIDENTS REPORT	Verbal	None
6. APPROVAL OF MINUTES		
a. November 18, 2025	Discuss/Vote	11-14
7. FINANCIAL MATTEERS		
a. Oct. Nov. & Dec 2025 Financials	Discuss/Vote	15-100
b. Reserve Study Proposal 2026-2027	Discuss/Vote	101-104
c. Management Service Contract PLB 2026	Discuss/Vote	105-118
8. LANDSCAPE MATTERS		
a. Landscape Reports	Verbal	119-120
b. Terra Monthly report/memo	Verbal	121-126
c. EBMUD Reports	Verbal	127-130
d. Irrigation Proposal # 3073169	Discuss/Vote	131-134
9. MAINTENANCE MATTERS		
a. Maintenance Report	Verbal	None
b. Alpha Asphalt proposals	Discuss/Vote	135-158
c. Light Poles Proposal	Discuss/Vote	159-164
d. Carousel memo/proposal	Discuss/Vote	165-168
10. ARCHITECTURAL MATTERS		
a. Architectural Report	Verbal	171-172

11. MANAGERS REPORT

a. Pending Task/Information	Verbal	173-174
b. Inspector of Election 2026	Discuss/Vote	None

12. EXECUTIVE SESSION

a. Violation Report	Verbal	None
b. Account 087-308858 Follow up	Verbal	175-185

13. ADJOURNMENT/NEXT REGULAR MEETING DATE:

Next Board of Directors meeting is scheduled for Tuesday, March 17, 2026 at 6:00pm