



**BOARD OF DIRECTORS MEETING  
AGENDA  
THURSDAY, JANUARY 22, 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>  
+1(623)4049000 (US West)  
**Meeting ID: 490546591436**  
*Please identify your name and address at sign-in.*

	<b><u>ACTION</u></b>	<b><u>PAGE</u></b>
<b>1. CALL TO ORDER</b>	Verbal	None
<b>2. APPROVAL OF AGENDA</b>	Discuss/Vote	1 - 2
<b>3. HOMEOWNERS/GUEST OPEN FORUM</b>	Verbal	None
<b>4. COMMUNITY REPORT</b>		
a. CHBIOA October 22, 2025	Verbal	3 – 6
<b>5. APPROVAL OF MINUTES</b>		
a. November 20, 2025 minutes	Discuss/Vote	7 - 10
<b>6. FINANCIAL MATTERS</b>		
a. Financials October & November 2025	Discuss/Vote	11 - 74
b. Management Contract 2026	Discuss/Vote	75 – 88
c. Reserve Study 2026	Discuss/Vote	89 - 94
<b>7. LANDSCAPE MATTERS</b>		
a. Landscape Report	Verbal	95 - 96
b. EBMUD Water Reports	Verbal	97 - 100
c. Lawn Conversion Proposal (Terra)	Discuss/Vote	101-116
e. 89 Applegate proposal	Discuss/Vote	117-128
<b>8. ARCHITECTURAL MATTERS</b>		
a. Architectural Report	Verbal	129-132
<b>9. MAINTENANCE MATTERS</b>		
a. Maintenance Report	Verbal	None
<b>10. MANAGERS REPORT</b>		
a. Inspector of Election 2026	Discuss/Vote	133-134
b. Balleybay street sign follow up	Discuss/Vote	135-139
c. 1673 Kofman shrubs inquiry	Discuss/Vote	140-147

**11. EXECUTIVE SESSION – Closed Session**

a. Violation Report

Verbal

None

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

Next Woodbridge Board of Directors meeting  
scheduled for Thursday March 26, 2026 at 6:00pm.

Discuss/Vote

None