



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.

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

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