

**AGENDA**  
**BOARD OF DIRECTORS MEETING**  
**TUESDAY, JANUARY 27, 2026 – 6:30 PM**

**IN-PERSON**

**COMMUNITY CENTER**  
**3195 Mecartney Road**  
**Alameda, CA 94502**

**OR**

**HYBRID/ONLINE: RING CENTRAL**

<https://v.ringcentral.com/join/907452265107>

Telephone: +1 (650) 419-1505 (US West)

Meeting ID: 907 452 265 107

**ACTION**

Verbal/Vote

Discuss/Review

Verbal (3 mins per H/O)

Review/Approve

Review/Accept

Discuss/Review

Discuss/Vote

Discuss/Review

Discuss/Vote

Discuss/Vote

Discuss/Review

Discuss/Review

Discuss/Review

Review

Discuss/Review

Discuss/Vote

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Discuss/Review

Discuss/Vote

Discuss/Vote

Discuss/Review

Discuss/Vote

Discuss/Vote

Discuss/Review

Discuss

Verbal/Review

Adjourn

Discuss/Vote

Review/Vote

None

**1. CALL TO ORDER/APPROVAL OF AGENDA**

**2. CHBIOA VILLAGE REPORT**

**3. HOMEOWNER'S OPEN FORUM/GUESTS**

**4. APPROVAL OF MINUTES:**

October 28<sup>th</sup> & November 18<sup>th</sup>, 2025

**5. FINANCIAL MATTERS**

A. Financial Statements:

- November 30<sup>th</sup>, & December 31<sup>st</sup>, 2025

B. Brittany Landing Bay - Finance Committee Charter

E. Brown & Brown Insurance Proposal

**6. LANDSCAPE MATTERS**

A. Landscape Committee Report & Business

B. Landscape Maintenance Proposals

a. Mulch Installation

b. Rock Installation

c. Controller G & D Maintenance Proposals

d. Hedge Reduction Proposal – Bike Path

e. Irrigation Systems Check

C. Tree Maintenance Proposals

a. Stump Grind Proposal – 23 Damon Court

b. Fertilization/Soil Care & Tree Care Proposal

D. Pesticide Use in Landscaping

E. EBMUD Water Reports

**7. ARCHITECTURAL MATTERS**

A. Architectural Summary Report

B. Architectural Applications

**8. POOL MATTERS**

A. Pool Maintenance Committee Report & Business

B. Sun Pointe Start Up Proposals

C. In Depth Leak Detection – Spa & Pool Proposals

**9. MAINTENANCE MATTERS**

A. Job Summary Report (L/S & Maint.) & Updates

B. R&S Gate Preventative Maintenance Proposal

C. R&S Gate Control Panel Repair Proposal

D. Pacific Surfacing Proposal

E. CR Gutters – Phase Two Cleaning Proposal

**10. OLD/NEW BUSINESS**

A. Inspector of Elections – Bob Rieder

B. Annual Meeting Agenda

**11. MANAGER'S REPORT**

A. Board Calendar

**12. EXECUTIVE SESSION – Closed Session**

A. Violation Matters & Report - 069-149864A

B. Contracts

C. Legal Matters

**13. ADJOURNMENT/NEXT MEETING DATE – February 24<sup>th</sup>, 2026**

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