



BOARD OF DIRECTORS MEETING
AGENDA
THURSDAY, JANUARY 8, 2026 – 5:30 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	Verbal	None
4. HOMEOWNERS/GUEST OPEN FORUM	Verbal	3 - 6
a. CHBIOA 10.22.2025 minutes		
5. APPROVAL OF MINUTES	Discuss/Vote	7 - 8
a. November 13, 2025 Special Minutes		
6. FINANCIAL MATTERS	Discuss/Vote	9 - 82
a. October & November 2025 Financials	Discuss/Vote	83 - 114
b. Insurance renewal	Discuss/Vote	115 - 130
c. Management Contract 2026		
7. LANDSCAPE MATTERS	Verbal	131 - 132
a. Landscape Report	Discuss/Vote	133 - 146
b. Terra Proposals # 751,545,704	Verbal	147 - 150
c. Terra proposal # 934 (manager approved)	Verbal	151 - 154
d. Terra Monthly report/increase memo	Verbal	155 - 162
e. EBMUD Reports		
8. MAINTENANCE MATTERS	Verbal	163 - 174
a. Maintenance Report	Discuss/Vote	175 - 178
b. 606 Ironwood Proposal (ability)	Discuss/Vote	179 - 182
c. 202 Ironwood memo	Verbal	183 - 188
d. 622 Lagunaria handrail proposal (manager approved)	Discuss/Vote	189 - 194
e. 214 Carob Proposal		
9. POOL MATTERS	Discuss/Vote	195 - 198
a. Pool pump room lighting proposal		
10. MANAGERS REPORT	Discuss/Vote	199 - 218
a. Annual meeting Inspectors of Elections	Verbal	219 - 220
b. CR Gutter Cleaning 2026 memo		

11. ARCHITECTURAL

a. Architectural Report

Verbal

221 - 222

12. EXECUTIVE SESSION

a. Violation Report

Verbal

223 -232

13. NEXT MEETING DATE/ADJOURNMENT

Next meeting will be the Annual Baywood meeting on February 5, 2026. Ballot count starts at 4:00pm.