



**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 | | |
| a. CHBIOA 10.22.2025 minutes | Verbal | 3 - 6 |
| 5. APPROVAL OF MINUTES | | |
| a. November 13, 2025 Special Minutes | Discuss/Vote | 7 - 8 |
| 6. FINANCIAL MATTERS | | |
| a. October & November 2025 Financials | Discuss/Vote | 9 - 82 |
| b. Insurance renewal | Discuss/Vote | 83 – 114 |
| c. Management Contract 2026 | Discuss/Vote | 115 – 130 |
| 7. LANDSCAPE MATTERS | | |
| a. Landscape Report | Verbal | 131 - 132 |
| b. Terra Proposals # 751,545,704 | Discuss/Vote | 133 – 146 |
| c. Terra proposal # 934 (manager approved) | Verbal | 147 – 150 |
| d. Terra Monthly report/increase memo | Verbal | 151 – 154 |
| e. EBMUD Reports | Verbal | 155 – 162 |
| 8. MAINTENANCE MATTERS | | |
| a. Maintenance Report | Verbal | 163 - 174 |
| b. 606 Ironwood Proposal (ability) | Discuss/Vote | 175 – 178 |
| c. 202 Ironwood memo | Discuss/Vote | 179 – 182 |
| d. 622 Lagunaria handrail proposal (manager approved) | Verbal | 183 – 188 |
| e. 214 Carob Proposal | Discuss/Vote | 189 – 194 |
| 9. POOL MATTERS | | |
| a. Pool pump room lighting proposal | Discuss/Vote | 195 – 198 |
| 10. MANAGERS REPORT | | |
| a. Annual meeting Inspectors of Elections | Discuss/Vote | 199 – 218 |
| b. CR Gutter Cleaning 2026 memo | Verbal | 219 – 220 |

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.