

## AGENDA

### BOARD OF DIRECTORS MEETING

**WEDNESDAY, JANUARY 14TH, 2026 – 6:30 PM**

<b><u>In-Person:</u></b> Community Center 3195 Mecartney Road Alameda, CA 94502	<b><u>ONLINE: RING CENTRAL</u></b> <a href="https://v.ringcentral.com/join/384313382243">https://v.ringcentral.com/join/384313382243</a> <b>Telephone:</b> +1 (650) 419-1505 <b>Meeting ID:</b> 384 313 382 243
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### ACTION

1. **EXECUTIVE SESSION (For Board Members Only) 6:00 P.M.**
  - a. **Violation Matters** Review/Discuss  
-095-019752A  
-095-093492
  - b. **Legal Matters** Review/Discuss
  - c. **Contracts** Review
2. **CALL TO ORDER/APPROVAL OF AGENDA** Verbal/Vote
3. **CHBIOA VILLAGE REPORT** Discuss/Review
4. **HOMEOWNER'S OPEN FORUM/GUESTS** Verbal (3mins each)
5. **MINUTES**
  - a. **Draft Minutes- December 10<sup>th</sup>, 2025** Discuss/Vote
6. **FINANCIAL MATTERS**
  - a. **Financial Statements – December 31<sup>st</sup>, 2025** Discuss/Accept
  - b. **Financial Distribution** Discuss/Review
  - c. **Executive Summary - Future Planning** Discuss/Review
  - d. **Insurance Updates** Verbal
7. **ARCHITECTURAL MATTERS**
  - a. **Architectural Status Report** Review
8. **EV COMMITTEE BUSINESS**
  - a. **EV Committee Matters** Discuss/Review
9. **LANDSCAPE MATTERS**
  - a. **Landscape Update** Discuss/Review
  - b. **Terra Tree Installation Proposals** Discuss/Vote
  - c. **EBMUD Water Reports** Review
10. **MAINTENANCE MATTERS**
  - a. **Job Summary Report (L/S & Maint.)** Discuss/Review
  - b. **White Step Repainting Proposal** Discuss/Vote
  - c. **Utility Cabinet Proposals Update** Verbal/Discuss
  - d. **PSL Updates/Contract** Discuss/Review
  - e. **Metal Fence Repainting Proposals Update** Discuss/Review
11. **HOSPITALITY COMMITTEE BUSINESS** Discuss
12. **OLD BUSINESS/NEW BUSINESS** Verbal/Vote
  - a. **Inspector of Elections- Mita Raval**
13. **MANAGER'S REPORT** Verbal/Review
  - a. **Board Calendar**
14. **ADJOURNMENT/NEXT MEETING DATE – February 11, 2026 at 6:30 P.M.**

*All homeowners are invited to attend the meeting.*

*For remote login: Please identify name and address at sign in. For login assistance, call 510-865-3363 X354 or email [cct@harborbay.org](mailto:cct@harborbay.org)*

*This meeting may be recorded and then deleted for the purpose of minutes accuracy.*