



**BOARD OF DIRECTORS MEETING  
AGENDA  
TUESDAY, JANUARY 13, 2026 – 5:30 PM**

**IN-PERSON**  
**COMMUNITY CENTER**  
**3195 Mecartney Road**  
**Alameda, CA 94502**

**OR**

**HYBRID/ONLINE: RING CENTRAL**  
<https://v.ringcentral.com/join/395468128>  
**Telephone: +1 (623) 404-9000 (US West)**  
**Meeting ID: 395 468 128**

*Please identify your name and address at sign-in.*

- |   | <b><u>ACTION</u></b>  |
|---|---|
| <b>1. CALL TO ORDER (1 Min)</b>   | <b>Verbal</b>   |
| <b>2. APPROVAL OF AGENDA (1 min)</b>  | <b>Vote</b>   |
| <b>3. COMMUNITY MATTERS (5 mins)</b><br>A. Village 1 Report- Gary Hoffer<br>B. CHBIOA Minutes   | <b>Verbal</b>   |
| <b>4. HOMEOWNERS &amp; GUESTS OPEN FORUM</b>  | <b>Verbal (3 mins per H/o)</b>  |
| <b>5. FINANCIAL MATTERS (5 mins)</b><br>A. Treasurer's Report<br>B. Monthly Financials<br>• November 30, 2025<br>• October 31, 2025<br>C. Reserve expenditures for 2026   | <b>Verbal</b><br><b>Review/Accept</b>   |
| <b>6. LANDSCAPING MATTERS (20 mins)</b><br>A. Landscape Report<br>B. EBMUD Email & Water Reports<br>C. Terra Landscape Report<br>• Monthly Activity Report<br>• Curb Strip Conversion Update<br>D. Landscape Proposals<br>• Ratify Controller K<br>• 46 Cove (Sod Installment) – Reimbursement Request<br>• Controller Subscription<br>E. Process for Developing Lawn Conversion Plan | <b>Discuss/Review</b><br><b>Discuss/Review</b><br><b>Verbal/Review</b><br><br><b>Discuss/Vote</b><br><br><b>Discuss</b> |
| <b>7. APPROVAL OF MINUTES (3 mins)</b><br>A. Regular Meeting Minutes<br>• November 12, 2025   | <b>Discuss/Vote</b>   |
| <b>8. ARCHITECTURAL MATTERS (1 min)</b><br>A. Architectural Report  | <b>Discuss/Review</b>   |

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| <b>9. MAINTENANCE MATTERS (1 min)</b>                                    |                |
| A. Maintenance Reports   | Discuss/Review |
| B. 45 Clipper Drainage   |                |
| <b>10. MANAGER'S REPORT (1 min)</b>                                      |                |
| A. Pending/Completed Action Items/Information                            | Verbal         |
| <b>11. NEW BUSINESS (1 mins)</b>   | <b>Verbal</b>  |
| A. CHBIOA Management Service Contract                                    |                |
| B. Inspector of Election – Mita Raval                                    |                |
| <b>12. OLD BUSINESS (10 mins)</b>  |                |
| A. License Plate Readers   | Verbal         |
| • Update   |                |
| B. Paint Palette Adoption  | Discuss/Vote   |
| • Benjamin Moore Conversion  |                |
| • Revised Paint Rules & Guidelines                                       |                |
| <b>13. OTHER COMMUNICATION</b>   | <b>None</b>    |
| <b>14. EXECUTIVE SESSION – Closed Session (10 mins)</b>                  | <b>Adjourn</b> |
| A. Contracts   | Discuss/Vote   |
| • CHBIOA Management Service Contract                                     |                |
| B. Hearings  | Discuss/Vote   |
| • Account 097-189084A  |                |
| • Account 097-189233A  |                |
| C. Board Decision Letters  | None           |
| D. Violation Report  | Discuss/Review |
| E. Violation Letters   | Discuss/Review |
| <b>15. ADJOURNMENT- NEXT MEETING February 10, 2026 – Regular Meeting</b> |                |

**~All meetings are being recorded to ensure the accuracy of the minutes~**