



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.

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

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

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