



**BOARD OF DIRECTORS MEETING
AGENDA
MONDAY, JANUARY 12, 2026 – 2:00 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 | Verbal |
| 2. Approval of Agenda | Vote |
| 3. Approval of Minutes | Discuss/Vote |
| A. Regular Meeting Minutes | |
| • November 3, 2025 | |
| 4. Homeowners Open Forum | Verbal (3 mins per H/o) |
| 5. Landscaping Matters | |
| A. Terra Landscape Reports | Verbal |
| • Monthly Activity Report | Discuss/Review |
| B. Proposals | Discuss/Vote |
| • 343 Sweet – Valve Installation (Terra 0714) | |
| • Irrigation System Checks (Terra) | |
| ○ Controller 4 – Next to 200 Sweet (3292) | |
| ○ Controller B – 57 Salmon (3556) | |
| ○ Controller 2 – 153 Anderson (3588) | |
| ○ Controller D – 29 Anderson & Node Controller – 371 Anderson (3590) | |
| • Thrip Treatment (Tree Sculpture) | |
| C. Landscape Report | Discuss/Review |
| • Landscape Chair Overview | |
| • Landscape Walk Notes | |
| D. EBMUD Email & Water Budget Reports | Discuss/Review |
| 6. Architectural Matters | |
| A. Architectural Report | Discuss/Review |
| 7. Maintenance Matters | Discuss/Review |
| A. Maintenance Report | |
| 8. CHBIOA Village 5 Report | |
| A. Gary Lym Village Representative | Verbal |
| B. CHBIOA Minutes | Discuss/Review |
| 9. Financial Information | |
| A. Monthly Financials | Discuss/Accept |
| • November 2025 | |
| • October 2025 | |

B. Reserve Study Proposal

10. Manager's Report

Verbal

A. Manager's Task List

11. Other Communications

None

12. Old Business

Discuss/Vote

A. Meeting Day & Time Change

13. New Business

Discuss/Vote

A. Paint Palette Revisions- Garage Doors

B. DocuSign Account

C. Terra Landscape Contract

D. CHBIOA Management Service Contract

E. Inspector of Election – Mita Raval

14. Executive Session – Closed Session

Adjourn

A. Contracts

Discuss/Vote

- Terra Landscape Contract

- CHBIOA Management Service Contract

B. Violation Report

Discuss/Review

C. Hearings

Discuss/Vote

- Account 086-348383A

D. Violation Letters

Discuss/Review

15. Adjournment/Next Meeting Date – March 2, 2026 – Regular Meeting

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