



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	
A. Maintenance Report	Discuss/Review
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**

A. Manager's Task List

Verbal

**11. Other Communications**

None

**12. Old Business**

A. Meeting Day & Time Change

Discuss/Vote

**13. New Business**

A. Paint Palette Revisions- Garage Doors  
B. DocuSign Account  
C. Terra Landscape Contract  
D. CHBIOA Management Service Contract  
E. Inspector of Election – Mita Raval

Discuss/Vote

**14. Executive Session – Closed Session**

A. Contracts

- Terra Landscape Contract
- CHBIOA Management Service Contract

Adjourn

Discuss/Vote

B. Violation Report

Discuss/Review

C. Hearings

- Account 086-348383A

Discuss/Vote

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~**