



**BOARD OF DIRECTORS MEETING
AGENDA
THURSDAY, JANUARY 22, 2026 – 6:30 PM**

IN-PERSON
COMMUNITY CENTER
3195 McCartney Road
Alameda, CA 94502

OR

HYBRID/ONLINE: RING CENTRAL
<https://v.ringcentral.com/join/395468128>

Telephone: +1 (650) 419-1505 (US West)

Meeting ID: 395 468 128

Please identify your name and address at sign-in.

ACTION

Verbal

Discuss/Vote

Review/Discuss

Verbal (3 mins per H/o)

Discuss/Review

Discuss/Review

Discuss/Review

Discuss/Vote

Discuss/Review

Discuss/Review

Discuss/Review

Discuss/Vote

Discuss/Review

Discuss/Vote

Discuss/Review

Discuss/Accept

Verball

Discuss/ Vote

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. CHBI VILLAGE 3B REPORT**
 - A. Village 3B Report – Tim Coffey
 - B. CHBIOA Minutes
- 4. HOMEOWNERS/GUEST OPEN FORUM**
- 5. LANDSCAPE MATTERS**
 - A. Landscape Report
 - B. Terra Monthly Landscape Reports
 - Lawn Conversion Updates
 - C. EBMUD Water Reports
 - Recent Main Break Info
 - D. Landscape Proposals
- 6. MAINTENANCE MATTERS**
 - A. Maintenance Report
 - B. Asphalt Project Update
 - C. Trim Paint Project Update
 - New Paint Trim Color (Benjamin Moore)
 - D. Light Fixture Discussion
- 7. APPROVAL OF MINUTES**
 - A. Regular Meeting Minutes
 - November 20, 2025
- 8. ARCHITECTURAL MATTERS**
 - A. Architectural Report
- 9. FINANCIAL MATTERS**
 - A. Monthly Financials
 - December 31, 2025
 - November 30, 2025
 - October 31, 2025
 - B. 2026 Budget Discussion
- 10. NEW BUSINESS**
 - A. DocuSign Account

- B. CHBIOA 2026 Management Service Contract
- C. Inspector of Election – Mita Raval

Discuss/Vote
Discuss/Vote

11. OLD BUSINESS

None

12. PARKING MATTERS

None

13. MANAGER'S REPORT

Verbal

- A. Managers Update

14. OTHER COMMUNICATIONS

None

15. EXECUTIVE SESSION - Adjourn

Closed Session

- A. PSL Payment Plans
- B. Contracts
- C. Violation Report
- D. Parking Violations
- E. Homeowner Violations

None

Discuss/Review

None

Discuss/Review

16. ADJOURN/NEXT MEETING DATES: Annual Meeting March 26, 2026