



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.

1. CALL TO ORDER	<u>ACTION</u>
2. APPROVAL OF AGENDA	Verbal
3. CHBI VILLAGE 3B REPORT A. Village 3B Report – Tim Coffey B. CHBIOA Minutes	Discuss/Vote
4. HOMEOWNERS/GUEST OPEN FORUM	Review/Discuss
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	Verbal (3 mins per H/o)
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	Discuss/Review Discuss/Review Discuss/Review Discuss/Vote Discuss/Review
7. APPROVAL OF MINUTES A. Regular Meeting Minutes • November 20, 2025	Discuss/Vote
8. ARCHITECTURAL MATTERS A. Architectural Report	Discuss/Review
9. FINANCIAL MATTERS A. Monthly Financials • December 31, 2025 • November 30, 2025 • October 31, 2025 B. 2026 Budget Discussion	Discuss/Accept Verball
10. NEW BUSINESS A. DocuSign Account	Discuss/ Vote

B. CHBIOA 2026 Management Service Contract	Discuss/Vote
C. Inspector of Election – Mita Raval	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**