



**Bay Isle Pointe**  
Homeowners' Association  
3195 Mecartney Road  
Alameda, CA 94502  
T 510-865-3363 F 510-522-1436

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**BOARD OF DIRECTORS MEETING  
AGENDA  
TUESDAY, FEBRUARY 17, 2026 – 6:30 PM**

**IN-PERSON**  
**COMMUNITY CENTER**  
**3195 Mecartney Road**  
**Alameda, CA 94502**

**OR**

**HYBRID/ONLINE: RING CENTRAL**  
<https://v.ringcentral.com/join/395468128>  
**Telephone: +1 (650) 419 1505**  
**Meeting ID: 395 468 128**

*Please identify your name and address at sign-in.*

- |   | <b><u>ACTION</u></b>          |
|---|-------------------------------|
| <b>1. CALL TO ORDER</b>                   | Verbal                        |
| <b>2. BOARD ROLE &amp; RESPONSIBILITY</b> | Verbal                        |
| <b>3. APPROVAL OF AGENDA</b>              | Discuss/Vote                  |
| <b>4. COMMUNITY REPORT</b>                | <b>Discuss/Review</b>         |
| A. CHBIOA Reports                         |                               |
| B. CHBIOA Minutes                         |                               |
| <b>5. HOMEOWNERS/GUEST OPEN FORUM</b>     | <b>Verbal (3 min per H/o)</b> |
| <b>6. APPROVAL OF MINUTES</b>             | <b>Discuss/Vote</b>           |
| A. Regular Minutes                        |                               |
| • January 20, 2026                        |                               |
| <b>7. FINANCIAL MATTERS</b>               |                               |
| A. Monthly Financials                     | Discuss/Accept                |
| • January 31, 2026                        |                               |
| • December 31, 2025                       |                               |
| • November 30, 2025                       |                               |
| B. Insurance Renewal                      | Discuss/Vote                  |
| • Roy Palacios                            |                               |
| <b>8. MAINTENANCE MATTERS</b>             |                               |
| A. Maintenance Report                     | Review                        |
| B. Electrical Box Project – Update        | Verbal                        |
| C. Omega Pest Reports                     | Review                        |
| D. “End” Street Signage Replacement       | Discuss/Review                |
| E. 2 Avondale Fence Repair – Perimeter    | Discuss/Review                |

**9. LANDSCAPE MATTER**

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|----------------------------------|----------------|
| A. Landscape Report              | Review/Discuss |
| • City Curb Strip Trees – Update | Verbal         |
| • EBMUD Email & Water Reports    | Review/Discuss |
| B. Landscape Proposals Terra     |                |
| • Irrigation System Check        | Discuss/Vote   |
| ○ Controller A & C (3450)        |                |
| ○ Controller D (3453)            |                |
| ○ Controller 4 (3455)            |                |
| ○ Controller 5 (3873)            |                |
| ○ Controller 7 (3874)            |                |
| ○ Controller 9 & S (3875)        |                |
| ○ Controller E (3876)            |                |
| ○ Controller G (3877)            |                |
| • Backflow Inspection Proposal   | Discuss/Vote   |
| ○ Cagwin & Dorward (501101)      |                |
| ○ Terra                          |                |

**10. ARCHITECTURAL MATTERS**

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|-------------------------|--------|
| A. Architectural Report | Review |
|-------------------------|--------|

**11. MANAGER'S REPORT**

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|--------------------|--------|
| A. Managers Update | Verbal |
|--------------------|--------|

**12. NEW BUSINESS**

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|---|--------|
| A. Gull's Call Article Submission & Deadlines | Review |
| B. Board Resignation – Jon Hamilton           | Verbal |

**13. OLD BUSINESS**

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|--|--------------|
| A. CC&R Revisions – Proposals & Update | Discuss/Vote |
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**14. EXECUTIVE SESSION- Closed Session**

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|--------------------------------------|----------------|
| A. Contract                          | Adjourn        |
| • General Counsel Information – CC&R |                |
| ○ Contract Formation                 |                |
| B. Violation Report                  | Review/Discuss |

**15. ADJOURN/NEXT MEETING DATES:**

- |   |              |
|---|--------------|
|   | Discuss/Vote |
| Next meeting, March 17, 2026, starts at 6:30 pm – Annual Membership Meeting |              |

*“Directors of nonprofit corporations such as the Association are fiduciaries who are required to exercise their powers in accordance with the duties imposed by the Corporations Code...This fiduciary relationship is governed by the statutory standard that requires directors to exercise due care and undivided loyalty for the interests of the corporation.” (<https://www.davis-stirling.com/HOME/F/Fiduciary-Duties-of-California-HOA-Directors>)*