



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

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.

	<u>ACTION</u>
1. CALL TO ORDER	Verbal
2. BOARD ROLE & RESPONSIBILITY	Verbal
3. APPROVAL OF AGENDA	Discuss/Vote
4. COMMUNITY REPORT	Discuss/Review
A. CHBIOA Reports	
B. CHBIOA Minutes	
5. HOMEOWNERS/GUEST OPEN FORUM	Verbal (3 min per H/o)
6. APPROVAL OF MINUTES	Discuss/Vote
A. Regular Minutes	
• January 20, 2026	
7. FINANCIAL MATTERS	Discuss/Accept
A. Monthly Financials	
• January 31, 2026	
• December 31, 2025	
• November 30, 2025	
B. Insurance Renewal	Discuss/Vote
• Roy Palacios	
8. MAINTENANCE MATTERS	
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

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

A. Architectural Report	Review
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11. MANAGER'S REPORT

A. Managers Update	Verbal
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12. NEW BUSINESS

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

13. OLD BUSINESS

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

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>)