



BAY COLONY ASSOCIATION

AGENDA

BOARD OF DIRECTORS MEETING

THURSDAY, FEBRUARY 19TH, 2026 AT 6:00PM

In-Person:

Community Center
3195 Mecartney Road
Alameda, CA 94502

ONLINE: RING CENTRAL

<https://v.ringcentral.com/join/907452265107>

Telephone: +1 (650) 419-1505 (US West)
Meeting ID: 907-452-265-107

ACTION

1. CALL TO ORDER/APPROVAL OF AGENDA	Review/Approve
2. COMMUNITY REPORT	Review
3. HOMEOWNER'S OPEN FORUM/GUESTS (H/O granted 3 minutes)	
4. APPROVAL OF MINUTES	
a. January 15th, 2026	Review/Approve
5. FINANCIAL MATTERS	
a. Financial Statements	Review/Approve
i. December 31st, 2025	
ii. January 31st, 2026	
b. Executive Summary	Discuss/Review
c. Future Financial Planning	Discuss
d. Insurance Updates	Discuss
6. ARCHITECTURAL MATTERS	
a. Architectural Summary Report	Review
b. Maintenance Agreement – 445 McDonnel Rd.	Review/Vote
7. LANDSCAPE MATTERS	
a. Landscape Updates	None
b. CHBIOA Mulch Installation Proposal	Discuss/Vote
c. EBMUD Water Updates	Review
8. MAINTENANCE MATTERS	
a. Jobs Manager's Report (L/S & Maintenance)	Review
b. Roofing Project Updates & Change Orders	Review
c. Dry Rot Repair Proposals & Change Orders	Review/Vote
i. 38 Benedict	
ii. 165 Bannister	
iii. 318 McDonnel	
iv. 16 Rutland	
d. AT-Weber Update	Discuss
9. OLD BUSINESS/NEW BUSINESS	
a. Draft Annual Agenda & Meeting Discussion	Discuss
10. MANAGER'S REPORT	
a. Board Calendar	Discuss/Review
11. EXECUTIVE SESSION – Closed Session	
a. Violations	Review/Discuss
b. Contracts	Discuss/Vote
c. Legal Matters	None
12. ADJOURN REGULAR MEETING	

NEXT BOARD MEETING – March 19TH, 2025 at 6:00PM

All homeowners are invited to attend the meeting.

For remote login: Please identify name and address at sign in. For login assistance, call 510-865-3363 X354 or email bvc@harborbay.org

This meeting will be recorded and then deleted for the purpose of minutes accuracy.