



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 | Discuss |
| | a. Draft Annual Agenda & Meeting Discussion | Discuss/Review |
| 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.