



ANNUAL MEMBERSHIP MEETING AGENDA

TUESDAY, FEBRUARY 10, 2026 – 5:30 PM

4:30 P.M. – Ballot Counting

5:30 P.M. – Annual Meeting

6:00 P.M. – Regular/Organizational Meeting

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

OR

HYBRID/ONLINE: RING CENTRAL
<https://v.ringcentral.com/join/395468128>
Telephone: +1 (623) 404-9000 (US West)
Meeting ID: 395 468 128
*Please identify your name and address at
sign-in.*

- | | |
|---------------------|---|
| 1. 5:30 p.m. | PROGRAM BEGINS
A. Election of Directors Results
B. Tax Resolution Results
C. Review of 2025 Annual Meeting Minutes |
| 2. 5:40 p.m. | OPEN HOMEOWNERS COMMUNICATION |
| 3. 6:00 p.m. | ADJOURNMENT |

Community Informational dinner is planned for Tuesday, May 12, 2026; details to follow.

The Board shall hold an organizational meeting following the adjournment of the Annual meeting.



**BOARD OF DIRECTORS MEETING
AGENDA
TUESDAY, FEBRUARY 10, 2026 – 6:00 PM**

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- | | <u>ACTION</u> |
|--|--------------------------------|
| 1. CALL TO ORDER (1 Min) | Verbal |
| 2. APPROVAL OF AGENDA (1 min) | Vote |
| 3. HOMEOWNERS & GUESTS OPEN FORUM | Verbal (3 mins per H/o) |
| 4. FINANCIAL MATTERS (5 mins) | |
| A. Treasurer's Report | Verbal |
| B. Monthly Financials | Review/Accept |
| • December 31, 2025 | |
| 5. LANDSCAPING MATTERS (20 mins) | |
| A. Landscape Report | Discuss/Review |
| B. Terra Report | |
| • January Month Activity Report | |
| C. Landscape Proposals | |
| • Removal of Pampas Grass – 3 Captains | Discuss/Vote |
| D. Manager Approved | Review |
| • Irrigation Valves Barrier – 45 Clipper | |
| • Tree Installment – End of Channing – Next to 409 | |
| E. Development of Curb Strip Grass Conversion Plan Proposals | Discuss/Vote |
| • Marla Lee Consultant | |
| • Terra Landscape | |
| • Xeric | |
| F. Terra Private Improvement Projects – Policy Review | Discuss/Vote |
| G. Status of Chilmark/Captains Relandscape | Discuss/Vote |
| 6. APPROVAL OF MINUTES (3 mins) | Discuss/Vote |
| A. Regular Meeting Minutes | |
| • January 13, 2026 | |
| 7. BOARD ORGANIZATION (5 mins) | Discuss/Vote |
| B. Board Positions | |
| 8. MANAGER'S REPORT (1 min) | |
| A. Pending/Completed Action Items/Information | Verbal |
| 9. ADJOURNMENT- NEXT MEETING March 10, 2026 – Regular Meeting | |

~All meetings are being recorded to ensure the accuracy of the minutes~