



OWNERS' ASSOCIATION  
3195 MECARTNEY ROAD  
ALAMEDA, CALIFORNIA 94502  
(510) 865-3363

**BOARD OF DIRECTORS MEETING  
AGENDA  
WEDNESDAY FEBRUARY 18, 2026 – 6:30 PM**

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

**OR**

**HYBRID/ONLINE: RING CENTRAL**  
<https://v.ringcentral.com/join/490546591436>  
**Telephone:** +1 (650) 419-1505 (US West)  
**Meeting ID:** 490546591436  
*Please identify your name and address at sign-in.*

	<b>ACTION</b>	<b>PAGE</b>
<b>1. CALL TO ORDER</b>	Verbal	None
<b>2. APPROVAL OF AGENDA</b> a. February 18, 2026	Discuss/Vote	1 – 2
<b>3. COMMUNITY REPORT</b> a. October 2025 CHBIOA minutes	Verbal	3 - 6
<b>4. HOMEOWNERS OPEN FORUM</b>	Verbal	None
<b>5. APPROVAL OF MINUTES</b> a. November 19, 2025 minutes	Discuss/Vote	7 - 8
<b>6. FINANCIAL MATTERS</b> a. Financials Oct. & Dec. 2025 b. Financials Jan 2026 c. Management Contract 2026 d. Reserve Study 2026-2027 e. SEA Insurance renewal 2026-2027	Discuss/Vote Discuss/Vote Discuss/Vote Discuss/Vote Discuss/Vote	9 - 60 61 - 86 87 - 100 101-126 127-148
<b>7. MAINTENANCE MATTERS</b> a. Maintenance Report b. SEA roofing guidelines FINAL	Verbal Discuss/Vote	None 149-154
<b>8. LANDSCAPE MATTERS</b> a. Landscape Report b. EBMUD water reports c. Mulch on Curb strips memo	Verbal Verbal Verbal	None 155-156 157-160
<b>9. ARCHITECTURAL MATTERS</b> a. Architectural Report b. Retaining Wall Project	Verbal Verbal	None None

**10. MANAGERS REPORT**

a. Managers Report	Verbal	161-162
b. Inspector of election 2026	Discuss/Vote	163-164
c. Banking info memo	Verbal	165-166

**11. EXECUTIVE SESSION**

a. Violation Report	Verbal	167-168
b. Follow up account # 070-254946	Verbal	169-180
c. Follow up account # 070-255083A	Verbal	181-189

**12. ADJOURN/NEXT MEETING DATE**

Next meeting will be Seastrands Annual meeting  
Scheduled for Wednesday, May 20, 2026 at 6:30pm.  
Ballot count starts at 6:00pm

All meetings are recorded for the accuracy of the minutes.