

**428 ALICE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MEETING FOR OWNERS ONLY**

Date: **Wednesday, December 3, 2025**
Time: **6:00 p.m.**
Location: **Join Zoom Meeting**
[**https://citscapesf.zoom.us/j/83634719252**](https://citscapesf.zoom.us/j/83634719252)
Meeting ID: 836 3471 9252
One tap mobile
+16694449171,,83634719252# US
+16699009128,,83634719252# US (San Jose)

AGENDA

- I. CONFIRM QUORUM OF DIRECTORS AND CALL MEETING TO ORDER**
- II. BOARD OF DIRECTORS ELECTION – BALLOT OPENING**
(Candidates: Dylan Christensen, Christina Gifford, Don Gustafson, Roger J. Rudick)
- III. APPROVAL OF MEETING MINUTES**
- IV. OFFICER'S REPORT**
 - A. President's Report
 - B. Treasurer's Report
- V. COMMITTEE REPORTS**
 - A. Access Control Committee Report
 - B. Maintenance Committee Report
 - C. Architectural Committee Report
- VI. UNFINISHED BUSINESS**
 - A. Update to Courtyard Fountain Repairs
 - B. Update on EBMUD Sewer Lateral Project
 - C. Update on Proposed Election Rules
 - D. Window Cleaning Schedule Update
 - E. Sidewalk Power Washing Discussion
- VII. NEW BUSINESS**
 - A. Storage Room Re-Key Update
 - B. Reserve Study Update
 - C. 2026 Budget Annual Package Update
 - D. Annual Drainage Maintenance Proposal Review
 - E. Discussion Regarding Balconies and the Courtyard Uses
- VIII. BOARD OF DIRECTORS ELECTION – ELECTION RESULTS ANNOUNCEMENT**
- IX. MANAGEMENT REPORT**
- X. ESTABLISH NEXT APPROXIMATE MEETING DATE**
- XI. HOMEOWNERS' FORUM**
As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address issues during the open forum portion of the meeting. Board members are not permitted by statute to make decisions on any topics raised during the Homeowners' Forum.
- XII. ADJOURNMENT TO "ORGANIZATIONAL MEETING" SESSION**
The Board of Directors may meet in an executive session immediately before or after the open board meeting to discuss Violation Enforcement Hearings and legal matters.

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(In order to participate in this open meeting of the Board of Directors ("Board"), please enter the website link above directly into your website browser; e.g. www.google.com or www.firefox.com. This link will place you in the waiting room for this event. The meeting host will provide you access five minutes before the meeting begins.)

If you have trouble accessing the meeting, please contact: Name: Sunita Dhital

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