

Ballena Bay
Townhouse
Association

SUMMER NEWSLETTER

P.O. Box 512 • Alameda, Ca. 94501

August 20, 1980

TOWN MEETING TURNOUT HUGE SUCCESS!!!

Sixty plus people attended the summer meeting held at the BBYC. Brief reports were made by board members and the treasurer with some discussion afterward.

There was some sentiment expressed by a few from the floor that the expenses of maintenance should decrease rather than increase. However, most comments were favorable to current board actions and no rate increase will be recommended by the board at this time.

The main issue of the meeting, that of finding sufficient qualified board members was partly resolved. Those who volunteered will be interviewed this week. However, we would still welcome additional people in order to propose a full slate of officers for the Annual meeting.

There were five delinquent homeowners this month. The number has been increasing. The board will recommend an amendment to the CC&Rs that will increase the penalty substantially. We may also go to semi-annual payments.

SPECIAL NOTICE

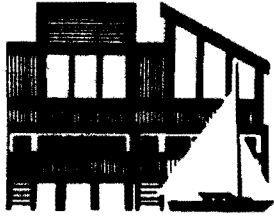
On the economy side the board voted to reduce the garbage costs. As of September 1st only one can will be paid for by the Association. We do get a discount because of the one billing. Limiting garbage will mean additional savings. Those who wish additional cans may contact the garbage company directly and make arrangements.

Also... Good news on the insurance side. Our cost is down another \$400. That is \$800. in two years when inflation is up 19%. We will however recommend to the new board that the homeowners would like competitive bids for next year.

Landscaping plans for long term quality at reasonable cost are underway. A plan for each unit will be presented to individual homeowners. We need to develop some continuity in order to keep labor costs down. Your cooperation will be appreciated.

A shed space has been offered and we are investigating feasibility. Home maintenance may be a bit slow this month until we get our new board members to work. In the meantime continue to call Betty and we will pass on the jobs to be done.

SWIM...ROW...JOIN THE FUN. Around Ballena Bay Island Monday, Sept. 1st. Call Bev Partridge 865-2574 or Betty Oakey for details.



Ballena Bay Townhouse Association

NEWSNOTES #7
September, 1980

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ANNUAL MEETING ** SAVE THE EVENING ** MONDAY, OCT. 20th ** 7:30PM ** ENCINAL Y.C.

Because of considerable differences of opinion among our neighbors about the governance of the Association it is important that you either attend or give your proxy to another person. We must have 75% of our members to make changes in the CC&Rs (2/3rds) and we must have 60% of our members for a quorum in order to transact business.

Since Ian Roger and eleven other members have circulated their opinion you have some understanding of their position. Prior to voting for the board we will invite each candidate nominated from the floor to speak to the group for a limited period of time. Time for discussion will also be provided. To be nominated you must be in attendance.

UPDATE: Following the special meeting I called Dewey Bargiacchi, one of the volunteers for the board, to discuss an immediate appointment to membership on the board and possibly serving as maintenance chairman. He was on vacation and did not return my call. When I called again two weeks later (9/5) he was again leaving for Sacramento and did not feel he could help at this time. I then called David Wild and found he was too busy with his consulting work to be able to help until after Nov. 15th. I called Ian Roger and he declined to have me sit down and talk with him about current board needs, indicating he thought the idea "absurd". I had been unable to reach Tom Sullivan and at this point I felt that rather than try to fill the current vacancies on the board, it would be better to hold the annual meeting as soon as possible and let the Association select a new group to handle the Association business.

The Association board is responsible for the administration of the CC&Rs and until they are changed by a 75% vote of the homeowners they are bound to do that. They may, if it is economically feasible, work with other groups to achieve a savings such as for bookkeeping purposes, landscaping, insurance, etc.

Considering the value of these homes it is incumbent upon all of us to the houses and docks in top condition, which is going to cost a fair amount each year. Our only source of income is our dues. Currently each homeowner pays less than \$2.50 per day for all of our benefits. We have the lowest per capita dues of any comparable Townhouse Association. We need people who are willing to spend a considerable amount of time to keep track of work being done, locate the best value for materials (not necessarily the cheapest), use bids where appropriate, and local effort when possible. Where there has been neglect, for example the \$600. plus it cost to repair DeMeuse's gangway, then it is not possible to stay

within a given months budget. When leaks occur, not covered by insurance, we must fix them, when pipes break we must have competent people available for quick repair. In my opinion the Association finally has two competent men who are available to do our work in the "sporadic way" we need help.

WAVE MAZE When the wave maze was moved by the 1978 Association board two anchors were lost. The stress of moving caused a number of bolts to pull through. Combined with insufficient foam and improper anchoring we now have a continuing problem. At this time we are replacing the cable with anchor chain. We hope to have this job completed by October. This was an unexpected expense for this year.

Until now I felt we had the confidence and support of most of the community. Now I am not sure. The Annual Meeting October 20th can tell us who you want to direct the affairs of the Association for the next year. Come with your questions for each candidate.

Betty Oakley

ANNUAL MEETING ** MONDAY, OCTOBER 20th, 1980 ** 7:30PM ** ENCINAL YACHT CLUB