



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

Protecting property values and the quality of life in Ballena Bay – February 2008

President's Message

By Richard Bacigalupi

Winter is definitely here as we experienced the recent week of back-to-back storms. The wave maze continues to do a great job suppressing the waves. Unfortunately, some of the roofs have not done as well. We have experienced a number of roof leaks but thanks to prompt reporting, Massingham has been able to get repairs done to prevent further damage. If you have a problem do not hesitate to call Massingham who will schedule repairs.

The repairs to the units scheduled on Cola Ballena have been completed. With a good break in the rain to dry things out they can complete the painting. Repairs are also being done on the meter doors that have been in very poor condition. Attention was given to specify that door and fixture replacements are exterior grade to ensure a longer life. The louvered doors used in the past were actually interior doors which have had a very short life.

In response to homeowners' request for more detail financial information, the Balance Sheet Report and Income Statement Report for the Operating and Reserve accounts each month is now on the Massingham website. Attached are instructions how to log on to the web site. Unfortunately, we have also been informed that Massingham's site may be under going changes. If these instructions do not work we will republish to accommodate the changes.

Included is the agenda for the February 14th meeting. This is a new requirement as explained in the Legal Section. The closed executive session will begin at 7:00 PM and the general meeting starts at 7:30 PM. I look forward to seeing you.

Treasurer Message

By Gary Flanigan

BBTA Treasurer's Report

Recognizing that a financial summary in the Dockside must because of space limitations, be a very high-level analysis, the BBTA Balance Sheet and Income Statements are now available on the Massingham Website. This allows those with sufficient interest to examine the financial state of the association in greater detail. Instructions for how to log into the Massingham Website are included elsewhere in this Dockside. To access the financial documents, select (from the left side of the page) Financial Info, and then Treasurer's Report. For the benefit of those who are satisfied with a briefer analysis, as of January 31, 2008:



Balance Sheet

Setting aside the interfund transfers:

Current Assets		Current Liabilities	
Cash	75K	Prepaid Assessments	8K
Dues Receivable	10K	Accounts Payable	4K
Misc Prepaids	9K		
Total	94K	Total	12K

Income/Expense Statement

The income items over budget YTD are negligible. Overall total expenses were over budget YTD by \$4K. This consisted of Utilities being over budget by \$5.5K offset by various other expenses being under budget. The Utilities amounts are over budget because the billings for water and refuse disposal paid for during the month were for three month periods of service. There are a number of expense items under budget, primarily due to timing issues-e.g. insurance premiums not yet due. This also includes seasonal expenses, such repairs which are typically done in the drier months.

Waterside

At the last meeting the waterside committee chairman informed the board that there were a number of ramps where the wheels have worn and/or were misaligned with the head float causing damage to the head float deck material. The board approved the funds the committee requested to replace the worn ramp wheels and, where appropriate, place stainless steel plates to prevent further damage. The committee volunteered to do the work to reduce costs. If you are interested in joining the work party please contact Terry Klaus or David Wiard.

Architectural and Landside

By Jay Cherrie

At the last Board meeting, the charter for the Architectural Committee was approved. This gives a formal structure to the committee as well as authorizes it to review and make recommendations to the Board related to requests for approval. Many thanks to David Wiard for his work on this document which will help pass down knowledge to successive Boards and Committees.



Paint and stencils are still in readiness for labeling our Ballena Bay parking spaces. It seems like each time we're in town and ready to work, the rain comes. When it is dry and painting would work fine, we're not around. Yet hope springs eternal and here's hoping that by next Dockside you will have seen the stencils in action around the community.

There are work floats available to homeowners who need to do work on the water side of their homes. One reminder: while these floats are in use they are the homeowner's responsibility. To avoid having to repair damage to the floats, please be mindful of the tides and the placement of the floats. With the significant rise and fall of the water in our area the floats can easily become pinned under the deck or other parts of a home's structure with associated damage.

Landscape Committee Report

By Pat Faustman

You may have noticed that our gardeners did not show the last two weeks of December. After several phone calls, Cagwin sent a triple crew the second week of January. We hope this made up for any inconvenience it may have caused.

The landscape committee has been working on a list of specifications to present to landscape companies which are submitting proposals to maintain our common areas. It is our intent to seek bids from four different companies, including Cagwin, our current landscape company. Our goal is to have a new program in place by spring.

Legal

Meeting Agenda

As explained last month, the agenda for each meeting will be included in the Dockside in compliance with amended Code **§1363.05** *Open Meeting Act*. This change enables homeowners to become familiar with the business conducted at the meetings and attend when areas of interest are discussed. While we all have busy schedules, it benefits individuals as well as the association that everyone is fully informed. Unfortunately, with few exceptions, the code does not allow the board to discuss or take action on any item not on the agenda.

From The Floor

At the January meeting questions were raised regarding the validity of the "Schedule of Violations & Penalties" on page 19 of the Annual Budget packet. Specifically, was there the correct number of votes for the adoption of the fine schedule back in 1994? Comments from long-term homeowners revealed that the votes could not be documented as the minutes have been lost. That being the case, the association must rely on the January 11, 1994 letter notifying members of the adoption of BBTA Board Policy 94-2 that was included in the last Dockside. Homeowners in attendance were also reminded that the inclusion of the policy was in



compliance with the association’s legal disclosure requirements. There is no intention of the board to begin levying fines.

Classifieds

Got something to sell? Advertise it here for free!
Forward your ad to dickbacigalupi@hotmail.com

Editorials & Homeowner Submissions

Do you have an article for the Dockside? We welcome your submissions. Please forward in electronic format to dickbacigalupi@hotmail.com. If you would like to receive the Dockside via email please contact Ric Perez at Massingham & Associates. ricp@massingham.com

BBTA Board & Property Management Contact Information:

Property Manager

Massingham & Associates Management (Management Company)

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Emergencies:

Business Hours 8:30 am – 5:30 pm (510) 315-7316, ext. 350
Non Business Hours (510) 780-8587

BBTA Board 2007/2008

Richard Bacigalupi	President	Communication & Legal
Jay Cherrie	1st Vice President	Architectural & Landside
Terry Klaus	2nd Vice President	Waterside
Gary Flanigan	Treasurer	
Erik Coker	Secretary	Landscape



CALENDAR

BBTA Board of Directors Meeting 7:30 PM Ballena Bay Yacht Club	Second Thursday of Each Month
Community Garage Sale	TBA
Community Social / Picnic	TBA
Annual Meeting	TBA