



# At Dockside

*A Monthly Publication of The Ballena Bay Townhouse Association #1*

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**Protecting property values and the quality of life in Ballena Bay – August 2010**

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## ***President's Message by Carrolyn Kubota***

There is a flurry of activity in the neighborhood. The on-going construction projects on Cola Ballena and Tideway. The irrigation water project on Cola Ballena. The sloped roof projects will soon begin in late August. And finally, the BBTA Board of Directors elections are coming in approximately one month. As you know, four board members (Carrolyn, Jeff, Mary & Pat) will term off this upcoming October 2010.

Please remember to vote in the upcoming BBTA election. It is your duty and privilege as a homeowner to express yourself through the democratic process. I hope to see many candidates in the election.

## ***Architectural Review Board by Gary Flanigan***

There were no architectural requests this month.

## ***Landscape Committee by Pat Faustman***

The irrigation crew has started the project on Cola Ballena to get all of the common areas irrigated with HOA water. The crew has been trenching and tunneling under the driveways to get the new pipes in place. We had our first City inspection this week and all went well.

If you have any questions or concerns regarding landscaping, please contact your landscape committee: Pat Faustman, Isabella Foster, Patty Corrigan, Patti Klaus, Kathy Walker and Beverly Partridge.

## ***Land Side Committee by Jeff Frankel***

August finds us about halfway through this year's siding project. By the time you read this, all of the homes in this year's group will have been stripped and evaluated for hidden damage. New siding installation (and where necessary, structural repairs) will begin the week of August 16 or sooner. Our roofing contractor will mobilize the week of August 16 and start work the following week. Painting will begin as soon as the siding is complete on the first 4 or 8 homes. Thanks to all of the homeowners and residents on Cola Ballena and on Tideway Drive who moved their plants and furniture to accommodate the ongoing work. We will publish an updated schedule in the next 10-days.



***Neighborhood Communications by Carolyn Kubota***

The BBTA BBQ will take place sometime in September or October. Date pending. Elise Hall will have more information to come. Interested parties should contact Elise Hall at (510) 523 – 8408 or Michael Carey at (510) 814 – 9981.

If you want to participate on the committee, please contact me at [kubotacarolyn@yahoo.com](mailto:kubotacarolyn@yahoo.com) or by phone at (510) 814-9981. Currently, the committee is comprised of Carolyn Kubota and Audrey Ehrlich.

***Treasurer's Report by Ann Kenyon***

The treasurer's report is detailed at the end of the Dockside.

***Waterside Committee by Dick Bacigalupi***

Time has come for us to do some major maintenance on the wave maze. Recently the strapping holding some of the inner tires together and the chain holding the outside wave maze to the piling broke. This caused the wave maze to move narrowing the entrance during a flood tide. While the committee was able to tie the section back in place it is only a temporary fix. A meeting has been scheduled with Lopper Industries, the contractor who constructed the wave maze, to determine the repairs and maintenance required. We are also due for a major cleaning to remove the sediment that accumulates in the tires. This reduces the efficiency and adds excess stress on the flotation. It is critical that the wave maze is functioning properly to protect our docks and boats.

Last year a few homeowners were informed that electricity from their home to their dock was substandard and could be a potential danger to homeowners and guests. Earlier this year a homeowner presented to the board a drawing with the specifications to properly install electrical outlets on the docks for approval. Unfortunately an approval requires a two step process. One is the approval to use the dock which is common area. Second, is the implementation of a policy that outlines the use and installation specifications. Alternatives how we can address these issues will be discussed at the upcoming meeting. While we all enjoy the convenience of power on our dock it must be done safely and within the guidelines of our CC&R's.

I also want to thank Rob Larsen and Jay Cherrie, members of the Waterside Committee. They have given their time and used their inflatables to reattach wave maze tires and prevented large pieces of drift wood from entering the waterway. Their actions have prevented damage to our docks and many boats.

Hopefully we will have warmer weather ahead and we can enjoy our docks. Please take note of any issues that may need to be addressed. Report any concerns is to our Property Manager, David Boone.



**BBTA Board & Property Management Contact Information:**

**Property Manager:**

**Massingham & Associates Management** (Management Company)

4085 Nelson Avenue, Suite A, Concord, CA 94520

David Boone (Property Manager) davidb@m assingham.com

Office (925) 405-4900

FAX (925) 405-4747

**Emergencies:**

Business Hours 8:30 am – 5:30 pm (925) 405-4900

Non Business Hours (925) 405-4900

**Board Members:**

President/Communications	Carrolyn Kubota	kubotacarrolyn@yahoo.com/510.814.9981
VP/Landscape	Pat Faustman	<a href="mailto:patriciafaustman@comcast.net">patriciafaustman@comcast.net</a> /510.864.0665
Secretary/CC&R Re-write	Mary Gallup	mpgallup@hanteltech.com/510.701.5737 or 510- 441-4017
Treasurer	Ann Kenyon	kenyon2@pacbell.net/510.521.6376
Architectural	Gary Flanigan	garyflanigan@gmail.com/510.523.4734
Land Side	Jeff Frankel	jfrankel@pacbell.net/510.769.6097
Waterside	Dick Bacigalupi	<a href="mailto:dickbacigalupi@hotmail.com">dickbacigalupi@hotmail.com</a> /510.521.2426

**CALENDAR**

BBTA Board of Directors Meeting 7:30 PM Ballena Bay Yacht Club	Third Tuesday of Each Month August 17, 2010
2010 Construction Projects	Throughout July, August & September
Next month's BBTA Board Meeting	September 21, 2010



Vote next month! I may be small, but I am MIGHTY!

Gidget on Tideway

For letters to the Board or to report needed repairs, use this contact information:  
Massingham & Associates Management, 4085 Nelson Avenue, Suite A, Concord, CA 94520  
[davidb@massingham.com](mailto:davidb@massingham.com)

**Treasurer's Report by Ann Kenyon**

Due to a change in Massingham's reporting format, financials will be presented on a quarterly basis with a 1 month lag. (Dockside deadline occurs prior to receiving information from Massingham.) The following is a brief summary of income and expenses compared to budgeted amounts for the year to date period ending June 30, 2010.

**Ballena Bay Townhouse Association  
Income and Expenses  
Year to Date 6/30/10**

Income & Expenses:	Actuals	Budget	Favorable/ (Unfavorable) Variance	Comments
<b>Total Income</b>	<b>\$323,431</b>	<b>\$321,900</b>	<b>\$1,531</b>	Late fees not included in Budget.
<b>Expenses:</b>				
Administrative Expense:				
Bank Loan	\$68,700	\$68,850	\$150	
Insurance	\$25,901	\$23,375	(\$2,526)	Timing of payments
Legal Expenses	(\$22)	\$4,498	\$4,520	Timing of need for legal services.
Management Contract	\$13,432	\$13,432	\$0	
All Other Administrative Expense	\$8,699	\$13,374	(\$4,675)	Bad Debt Expense is booked by CPA at Y/E (\$6500 is budgeted YTD).
<b>Total Administrative Expense</b>	<b>\$116,710</b>	<b>\$123,529</b>	<b>\$6,819</b>	
Landscaping Expense	\$22,876	\$31,425	\$8,549	Timing of Irrigation and Tree Service work.
Operational Expense	\$0	\$250	\$250	
Repairs and Maintenance	\$8,759	\$6,500	(\$2,259)	Roof repairs.
Utilities	\$16,471	\$22,535	\$6,064	Timing of bills for water and refuse disposal.
Reserve Funding	\$137,661	\$137,661	\$0	
<b>Total Expense</b>	<b>\$302,477</b>	<b>\$321,900</b>	<b>\$19,423</b>	
<b>Total Net Income</b>	<b>\$20,954</b>	<b>\$0</b>	<b>\$20,954</b>	

**Cash Accounts:**

Operating Funds	\$163,230
Reserve Funds	\$226,094
<b>Total Cash Accounts</b>	<b>\$389,324</b>

**Other Noteworthy Items:**

**Members Receivable** align="right">**\$43,061** Late homeowners' dues assessments. Total represents an average cost of \$538 to each BBTA homeowner.

# BALLENA BAY TOWNHOUSE ASSOCIATION #1

## Board of Directors Meeting

7:30 P.M. Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda, CA

### MINUTES June 15, 2010

Carrolyn Kubota	President	Term expires 2010
Pat Faustman	Vice President	Term expires 2010
Ann Kenyon	Treasurer	Term expires 2011
Mary Gallup*	Secretary	Term expires 2010
Dick Bacigalupi	Director	Term expires 2011
Gary Flanigan	Director	Term expires 2011
Jeff Frankel*	Director	Term expires 2010

**MSC** = Means a **Motion** was made, **Seconded** and **Carried** \*denotes absence

Also present was David Boone of Massingham & Associates Management, Inc. and the owners listed on the sign in sheet.

**Call to Order:** The Board of Directors Meeting was called to order at 7:35 P.M. by President Carrolyn Kubota.

**Homeowner Forum:** An open forum was held in which one owner brought their concerns about options for supplying power to the docks.

**Minutes:** After careful review it was **MSC** to approve the Minutes of the Regular Board of Directors meeting and the Executive Session of May 18, 2010 Minutes as presented.

**Financial Statements:** After careful review it was **MSC** to accept the Financial Statements for May 2010 as presented.

**Roadway Resurfacing:** This was tabled until a future meeting.

**Roofing Contractor:** After careful review of the proposals from three different companies it was **MSC** to approve the proposal from Frank Fiala Roofing for the 2010 Roofing Project.

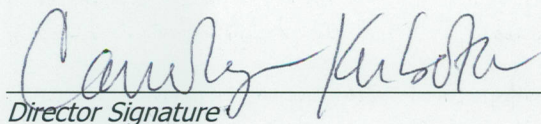
**Painting Proposal:** It was **MSC** to formally accept the Lupe's Painting Proposal for \$28,000.00 to paint 18 homes in 2010. This proposal was approved by unanimous consent by email between meetings.

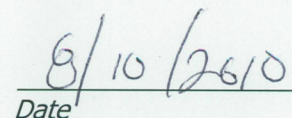
**Tree Proposal:** It was **MSC** to formally accept the Tree Sculpture Group's Proposal for \$5,200.00 to prune and care for trees on Cola Ballena. This proposal was approved by unanimous consent by email between meetings.

**Interior Repair Policy:** This was tabled until a future meeting.

**Landside Committee:** It was **MSC** to approve sending 408 Tideway a letter addressing owner and Association responsibility in regards to their termite report.

**Adjournment/Next Meeting:** With no further business before it the Board adjourned at 8:48 p.m. The date for the next Board of Directors meeting was set for July 20, 2010 at 7:30 p.m. at the Ballena Bay Yacht Club.

  
\_\_\_\_\_  
Director Signature

  
\_\_\_\_\_  
Date