



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

Protecting property values and the quality of life in Ballena Bay – January 2011

Waterside Committee Report by Dick Bacigalupi

I want to wish everyone the best for the New Year and hope that using your boat more is one of your resolutions. We spend too much to buy and maintain them to let them sit idle. I also want to thank all those who put lights on their boats during the holiday season. They looked great.

While not real visible, your Waterside Committee has been busy. The wheels have been replaced on three ramps to prevent damage to the dock surface. Eventually everyone will have the new red plastic wheels. The new wheels may not be the most attractive color but they will have a longer life. Special thank goes to Rob Larsen who has been removing large pieces of drift wood that have come in with the storms. He has been towing them over to the high school instead having them rest against our boats and docks. It is not a happy site to see an old piling or large tree limb rubbing against your boat hull.

I am happy to announce that the wave maze repair and cleaning project is scheduled to begin in the next couple of weeks. Topper Construction, who built the wave maze, will be on site to do the work. The Waterside Committee has been doing minor repairs over the years replacing tires that have come loose. Unfortunately, some have been lost and new tires need to be added to maintain the proper floatation. In addition, it is now time to do a major cleaning removing the sediment and growth from the tires. Other than the minor cleaning by a diver a 3-4 years ago, this will be first major cleaning since the wave maze was installed. Over the years sediment has settled in the tires reducing the floatation and effectiveness of the wave maze. With the cleaning the wave maze will ride higher in the water exposing some marine growth. While unsightly, please be patient as it will dry up and eventually fall off. The best part is that the wave maze will be floating higher, much more effective with a longer life. Like our homes, the wave maze also needs maintenance.

Now we are definitely in winter everyone is reminded to make sure your boat is securely tied. Whenever possible it is recommended to use spring lines in addition to the bow and stern ties. Spring lines will take much of the shock preventing damage to the boat and dock.

Everyone have a fun safe time on the water and be sure to dress warm...its winter

Architectural Review Committee by Gary Flanigan

There were no applications for changes received this month.



Treasurer's Report by Ann Kenyon

The Treasurer's report is published on a quarterly basis. The report for year to date ending December 31, 2010 will appear in the February Dockside. The one month delay is due to the Dockside cutoff date occurring prior to receipt of financial information from Massingham.

Neighborhood Communications by Mili Delbecq

Did You Know that the annual Around the Island progressive party on New Year's Day was not sponsored by the Homeowner's Association, but was actually started by a few homeowner's who graciously invited all of the association members into their homes for food, drink, and fun conversation on New Years Day? It was news to me. In the early days we arrived by dinghy at the docks of the hosts. Over time the mode of transportation changed from dinghy to foot traffic and the party became a tradition that was enjoyed by all, however some of the founders have passed on and this New Year's came and went without this event.

I don't want to see this wonderful tradition disappear and although I know it is too early to make commitments for next year, think about it. Drop me a note at mdelbecq@comcast.net or telephone me if you enjoyed the party in the past and would like to see it continue. If I get a positive response, and I am able, I will organize the party for 1/1/12, not as a member of the Board, but simply as a neighbor.

Neighborhood Reporters: I want to thank the following people who have generously volunteered to act as neighborhood journalists: Isabella Fahrney-Foster for Ballena Blvd; Audrey Ehrlich for Tideway; and Beverly Partridge for Cola Ballena. If you have a new neighbor, boat, baby etc. let them know.

MEET YOUR NEIGHBORS Liberty and Richard Jenkins by Beverly Partridge

Richard moved into 425 Cola Ballena in May 2009 while Liberty stayed in their home in England until their son was born on August 4th. Six weeks later she and little Gus arrived. Richard is an engineer who attended the engineering school at Imperial College in London. Liberty is a neurologist who was educated at Cambridge and Oxford. She left her practice in London to join Richard here in Alameda. Richard works at the old air station where he designs avant garde boats. His current project is a unique kite powered boat. In March 2009 he set a world land speed record in a carbon fiber land yacht known as a wind jet. In addition to sailing both Liberty and Richard enjoy skiing and ice boating, but such activities are now on hold until after the arrival of their second child who is due in March.

Richard, Liberty and Gus can be found walking or biking around the neighborhood. Perhaps you have already had the pleasure of meeting them.



BALLENA BAY TOWNHOUSE ASSOCIATION #1

Board of Directors Meeting

7:30 P.M. January 18, 2011

Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda, CA 94501

AGENDA

1. **Call to Order** 7:30 p.m.
2. **Homeowner's Open Forum** 7:30 p.m.
3. **Secretary's Report** 7:45 p.m.
 - a. Associa[®] Massingham & Associates has attached copies of the November 16 and December 21, 2010 regular meeting and Executive Session minutes for your approval. Once approved and signed by the secretary they will be available for homeowner's viewing and placed in the corporate record book.
4. **Treasurer's Report** 7:50 p.m.
 - a. The law requires the board to review and accept the reconciled financial statements at least once per quarter.
5. **Management Report** 8:00 p.m.
Action Items
 - A. Approval of November 16 & December 21, 2010 Regular & Executive Session Minutes
 - B. Review of Financial Statements for December 2010
 - C. Write Off Bad Debt
 - D. Approve Collection Actions
 - E. Review Roofing and Siding Project
 - F. Approve Roofing and Siding Proposals
 - G. Discuss Abandoned Boat Policy
 - H. Discuss Dock Modifications
 - I. Review Parking Policy
 - J. Review CC&R Revision Committee Report
 - K. Review Architectural Committee Report
 - L. Review Landscaping Committee Report
 - M. Review Landside Committee Report
 - N. Review Waterside Committee Report
 - O. Review Neighborhood Communications Committee Report
 - P. Review Community Preparedness Committee Report
6. **Next Meeting Date & Location – February 15, 2011, Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda.**
7. **Adjourn** 8:50 p.m.



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@massingham.com

Office (925) 405-4900

FAX (925) 405-4747

Emergencies:

Business Hours 9:00 am – 5:00 pm (925) 405-4900

Non Business Hours (925) 405-4900

Board Members:

| | | |
|--------------------------|-----------------|--|
| President/Landside | Jay Cherrie | justjayc@hotmail.com/510.864.1709 |
| Vice President/Waterside | Dick Bacigalupi | dickbacigalupi@hotmail.com/510.521.2426 |
| Treasurer | Ann Kenyon | kenyon2@pacbell.net/510.521.6376 |
| Secretary | Eric Vaernes | eric@studiobecker.com |
| Landscape | Patty Corrigan | coleus@pacbell.net |
| Architectural | Gary Flanigan | garyflanigan@gmail.com/510.523.4734 |
| Neighborhood Commun. | Mili Delbecq | mdelbecq@comcast.net/510.769.1019 |

CALENDAR

BBTA Board of Directors Meeting January 18, 2011
7:30 PM Ballena Bay Yacht Club

Next month's BBTA Board Meeting February 15, 2011

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BALLENA BAY TOWNHOUSE ASSOCIATION #1

Board of Directors Meeting

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

MINUTES October 26, 2010

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|------------------|----------------|-------------------|
| 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 owner listed on the sign in sheet.

Call to Order: The Board of Directors Meeting was called to order at 7:34 P.M. by President Carrolyn Kubota.

Homeowner Forum: An open forum was held and various members brought their concerns to the Board.

Election: Inspector of Election, David Boone counted the ballots and announced the results of the Election. The counting of ballots was witnessed by owner Jon Walker. There were 46 returned ballots, one was invalid. The results were as follows:

| | |
|---------------|----------|
| Eric Vaernes | 37 votes |
| Jay Cherie | 35 votes |
| Pat Corrigan | 34 votes |
| Mili Delbecq | 34 votes |
| Joan Robinson | 31 votes |

The top four candidates; Eric Vaernes, Jay Cherrrie, Pat Corrigan and Mili Delbecq were elected to the Board. The IRS Resolution passed with 39 yes votes, 5 no votes and 1 vote to abstain.

Adjournment/Next Meeting: There was not a quorum of the new Board after the Election so the meeting was adjourned at 8:34 p.m. The date for the next Board of Directors meeting was set for November 16, 2010 at 7:30 p.m. at the Ballena Bay Yacht Club.

Director Signature

Date