



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

Architectural Review Board by Gary Flanigan

There were no applications submitted to the committee this month.

Treasurer's Report by Ann Kenyon

The Treasurer's report is published on a quarterly basis. The next report will not be available until the August Dockside due to the Dockside cutoff date occurring prior to receipt of financial information from Massingham.

Landscape Committee by Pat Corrigan

This month we trimmed the ivy, ice plant, and blackberry behind our homes on the banks. We added new color around most of the tree circles and will soon be fertilizing our Southern Magnolias.

Our Holly Oaks and Myoporums will be receiving a soil injected insecticide to prevent insect infestations. We will also treat some evergreen Pear trees for entomosporium leaf spot.

To report problems with irrigation, please contact Massingham & Associates. For other comments or questions, please direct them to a member of the Landscape Committee which includes: myself, Pat Faustman, Patti Klaus, Jennifer Flanigan and Kathy Walker.

Landside Committee by Jeff Frankel

Preparations for the 2011 Siding, Roofing and Paint program are under way. We are awaiting bids from contractors and should be able to announce a construction schedule in next month's Dockside.

Neighborhood Communications by Mili Delbecq

No Board meeting was held in May due to a lack of a quorum, however the Board has been hard at work on the association's business: budget issues, insurance review, maintenance schedules, governance documents, parking violations, etc. If you have any suggestions for the Board or neighborhood news please contact me at mdelbecq@comcast.net or (510) 769-1019.



BALLENA BAY TOWNHOUSE ASSOCIATION #1

Board of Directors Meeting

7:30 P.M. June 21, 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 May 17, 2011 regular meeting and Executive Session minutes for your approval. Once approved and signed by the secretary the regular meeting minutes 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 May 17, 2011 Regular & Executive Session Minutes
 - B. Review of Financial Statements for May 2011
 - C. Write Off Bad Debt
 - D. Approve Collection Actions
 - E. Review Roofing and Siding Project
 - F. Discuss Dock Modifications
 - G. Review Parking Issues
 - H. Review CC&R Revision Committee Report
 - I. Review Architectural Committee Report
 - J. Review Landscaping Committee Report
 - K. Review Landside Committee Report
 - L. Review Waterside Committee Report
 - M. Review Neighborhood Communications Committee Report
 - N. Review Community Preparedness Committee Report
6. **Next Meeting Date & Location – July 19, 2011, Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda.**

For letters to the Board or to report needed repairs, use this contact information:
Massingham & Associates Management, 1855 Gateway Blvd, Suite 300, Concord, CA 94520
davidb@massingham.com

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7. Adjourn

8:50 p.m.

BBTA Board & Property Management Contact Information:

Property Manager:
 Massingham & Associates Management (Management Company)
 1855 Gateway Blvd, Suite 300, Concord, CA 94520
 David Boone (Property Manager) davidb@massingham.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/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 June 21, 2011
7:30 PM Ballena Bay Yacht Club

Next month's BBTA Board Meeting July 19, 2011

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