



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

New Board Officers and Committee Chairmen by Mili Delbecq

New Officers were selected at the October Meeting. They are as follows:

President – Jay Cherrie

Vice-President – Mili Delbecq

Treasurer – David Twiss

Secretary – Eric Vaernes

Jay was unable to be present, so we immediately decided to make him President!

Chairmen of the various committees are as follows.

Waterside – Rob Larsen

Landside – Jeff Frankel

Landscape – Pat Corrigan

Architectural Review – Jennifer Flanigan

By-Laws/CC&Rs – Gary Flanigan

Community Preparedness Committee – David Twiss

Neighborhood Communications – Mili Delbecq

If you are interested in serving on one of these committees, except CC&R's which has essentially completed its work, please contact the Chairman. You would be welcome and it is a good way to become acquainted with members of your community and to learn more about our community, past and present.

If this is not the right time for you to volunteer for a committee, then come to the Board meetings. It is a great opportunity to meet your neighbors and learn what is happening. And last month Scoop Flanigan provided delicious home baked cookies! The attendees, sharing a bottle of wine, seemed to be having more fun than the Board members who were hard at work!

Landscape Committee Report by Pat Corrigan

On Halloween our neighborhood looked like we had a guest appearance of Edward Scissorhands. Tim Burton would be proud.

All of the Hollywood Junipers on Ballena Blvd. were aesthetically pruned by Tree Sculpture with the help of Dick Baciagalupi, Rob Larsen, and Pat Faustman. Our wonderful Isabella Foster artfully guided our pruners in the right direction. It was so nice to see neighbors pitching in and taking pride in their community. Thank you so much. We urge everyone to participate.

Two diseased Myoporum trees were removed at the end of Cola Ballena. We will be planting a Ginko tree as a replacement.



Our fall color around the tree circles will be planted in a few weeks in time for Thanksgiving.

To report problems with irrigation, please contact Massingham & Associates. Suggestions or problems: please direct them to me or Landscape Committee: Patti Klaus, Jennifer Flanigan, Pat Faustman and Kathy Walker.

New Board Members by Mili Delbecq

We are delighted to have David Twiss as a new home owner in our community and we really appreciate his willingness to serve on our HOA Board of Directors. If you haven't met David yet come to the next Board meeting and say hello. He is a very interesting fellow as you can see in his bio below. Welcome David!

My name is David Twiss and I am the new homeowner at 302 Tideway. I was born 55 years ago, raised a farm boy in Michigan and swiftly moved to Florida post graduation to escape the cold climate. After 30 years in Florida I realized I had moved from the freezer to the frying pan so I decided to settle for the beautiful climate only Northern California can offer. I have lived in Alameda for 4 years and consider this beautiful island to be my slice of paradise. While searching the country over for my final residence to work, play and eventually retire "somewhere on the water" I stumbled across Ballena Bay and truly feel I have discovered the absolute best place to live in the world. My background is in Emergency Medical Services and more specifically Finance, Procurement, Contract negotiations, Budget analysis and execution. I also direct the logistical component of responding medical equipment and supplies to any disaster in the country whether they are natural or manmade both from a distance and on the frontline.

At our September HOA meeting I was appointed to the Board and then voted as your new Treasurer at the October meeting. I look forward to meeting each of our homeowners over the coming months and working with you to continue the past Boards positive impact. I promise to work diligently to ensure the best interests of our association are at the forefront through offering my time, past experience and dedication to excellence.

Best Regards,

David



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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Treasurer's Report by David Twiss

**Ballena Bay Townhouse Association
Income and Expenses Compared to Operating Budget
Year to Date 09/30/11**

	Actuals	Budget	Favorable/ (Unfavorable)	Variance	Comments
Total Income:	\$508,037	\$504,263		\$3,774	
Expenses:					
Administrative Expense:	\$103,050	\$103,050	\$0		
Bank Loan	\$0	\$9,000	\$9,000		Bad Debt Expense booked at end of year by CPAs.
Bad Debt Expense	\$31,427	\$40,500	\$9,073		Insurance quote came in less than budgeted amount.
Insurance	\$15,883	\$7,875	(\$8,008)		CC&R revisions and timing of need for legal services.
Legal Expenses	\$20,351	\$20,350	(\$1)		
Management Contract	\$6,164	\$12,308	\$6,144		
All Other Administrative Expense	\$176,875	\$193,083	\$16,208		
Total Administrative Expense					
Landscaping Expense	\$31,467	\$43,950	\$12,483		
Operational Expense	\$0	\$375	\$375		
Repairs and Maintenance	\$9,753	\$11,925	\$2,172		
Utilities	\$28,598	\$30,900	\$2,302		
Reserve Funding	\$224,030	\$224,030	(\$0)		
Total Expense	\$470,723	\$504,263	\$33,540		
Total Net Income:	\$37,314	\$0	\$37,314		
Cash Accounts:					
Operating Funds	\$79,731				
Reserve Funds	\$152,760				
Total Cash Accounts	\$232,491				
Other Noteworthy Items:					
Members Receivable	\$50,690				Delinquent dues assessments from homeowners as of September 30, 2011. Total cost to each homeowner represents an average cost of \$633.63

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BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Meeting

7:30 P.M. November 15, 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 October 18, 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 October 18, 2011 Regular & Executive Session Minutes
 - B. Review of Financial Statements for October 2011
 - C. Write Off Bad Debt
 - D. Approve Collection Actions
 - E. Approve Reserve Study
 - F. Approve Budget
 - G. Approve ATC Blanket Notification Proposal
 - H. Review Roofing and Siding Project
 - I. Review Parking Issues
 - 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 – December 20, 2011, Ballena Bay Yacht Club**

1150 Ballena Blvd., Alameda
7. **Adjourn** 8:50 p.m.

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