



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

Protecting property values and the quality of life in Ballena Bay – December 2013

President's Message by Gary Flanigan

At this time of year, most of us get a bit reflective. For me that includes thinking about how wonderful this neighborhood is. While the location (location, location! 😊) is a part of that, a bigger part is the people who choose to live here. We are lucky to have such a great group of bayfaring folks.

The homes and the Association are in better shape than they have been in years. This is due in large part to a lot of hard work by current and past board members. I'd like to express my thanks to all who have, through their efforts, made a contribution.

Thanks. And Happy Holidays to everyone!

Landscape Committee by Pat Faustman

The Monterey Pine at the Ballena bridge was scheduled to be removed on November 25th. However, the windstorm on the 21st caused so much tree damage that the tree crew had to do emergency work and had to reschedule. The tree is now scheduled to be removed on December 16th.

If you have any questions or concerns about landscaping, please contact the landscaping committee: Pat Faustman, Patty Corrigan, Patti Klaus, Kathy Walker and Isabella Foster.

Scam Alert by Lu Abel

I have received reports from residents of flyers being left by people claiming deliver local newspapers and inviting you to pay them for a subscription. They are *not* authorized delivery persons and any payment to them will simply be pocketed. If you have any doubts about the legitimacy of an offer, check with the newspaper or other company the person claims to represent.

Treasurer's Report by Ann Kenyon

No report, corrected financials have not been received from Massingham.

Secretary's Report by Sue Cherrie

No report, approved minutes have not been received from Massingham.



Communications Report by Lu Abel

Please watch your mail for a ballot to amend our CC&Rs. The amendment will allow the Board to set reasonable standards for signs in our community. Right now, our CC&Rs completely forbid most signs, including those from burglar alarm companies.

Landside Report by Jeff Frankel

No report this month.

Waterside by Rob Larsen

No report this month.

Remembering Beverly Partridge by Jen “Scoop” Flanigan

[Many people, both in BBTA and the community in general, were saddened to learn of Beverly’s passing the Saturday before Thanksgiving. Over 100 attended her memorial service in Oakland and close to 200 gathered at BBYC for a celebration of her life. Jen Flanigan shared this to At Dockside – an article about Beverly and her late husband, Bob, written almost two decades ago!]

Years ago, Bev Partridge’s daughter asked her mother if she would be joining any organizations when they moved from the Peninsula to Ballena Bay. When Bev asked why, her daughter answered, “because you’re always the president.” True to form, Bev came to Ballena Bay and one of her terms was president of the BBTA. She is a leader, she is a warm and approachable person and she has done, and continues to do, lots of interesting things in her life.

She hails from Battle Creek, Michigan and lived there until she was seventeen when she entered Rockford College (she recalls it being referred to as “Rockford Cemetery”) for Women. Her father had been transferred to Washington DC and there she was introduced to a rather elite set of friends. Her sorority sisters included Drucie Snyder (whose father was the Secretary of the Treasury) and Margaret Truman. In her sophomore year her father was transferred to California, so she decided to transfer to UC Berkeley. It was here that she met Bob Partridge. He happened to attend a play in which she was appearing (she was a drama and speech major), playing a “hot number.” It appears that Bob was convinced by her performance. They married the next December in Michigan while he was attending law school.

Bev and Bob both worked in a private detective business which Bob started as he continued with his law studies. They had a daughter, Terry, in 1951 while they were living in Berkeley. They then moved to the Peninsula and a son, Jim, was born in 1953. Bev describes him as the “most Alamedan” of her children.

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



In 1970, Bob came home one night and told her he had bought a sand lot in a place across the bay called Alameda. Soon after, they made the trek across the bay. It was in the '70s that Bev became active in this community as board president, as an active member of her children's schools, as a volunteer driver for Meals on Wheels and handling her full-time job. In 1978, Bob moved his law practice to the top floor of the yacht-broker's building near the Whale's Tail. She served as his trial assistant, accounting department and general office manager. Fourteen year later they both retired. But the fun didn't stop.

In their first year of retirement, which was 1992, they pulled fuel tanks, rebuilt the engine and generally did major overhauling to their beautiful classic motor-yacht, the Fantasea. Because Bev is of a smallish frame, she got the "lucky" jobs, such as crawling into the bilge. They bought Fantasea in 1960 and had sailed her to Mexico with the two kids in 1962. To this day, they remain active in the Classic Yacht Association and indeed were set to leave the day after this interview to parade with the spectacular Pride of Baltimore II.

Bev has recently returned from her fifty-year high school reunion. She and Bob drove it, from here to Michigan and back, 7,800 miles through sixteen states in their minivan. They used the reunion as an excuse to view the Rocky Mountain high country and passed through such scenic spots as the Colorado National Monument and the Black Canyon of the Gunnison. The latter is the steepest and sheerest canyon in the United States with a face which is like sheer onyx.

It was on this trip, they both say, that they were reminded of the true value of our country. People were proud, helpful, and friendly. The description mirrors that of our profile. We are fortunate to have her among us.

[In forwarding this, Jen added: *"What an interesting, vital person she was and I wanted to share that with the rest of the neighborhood. Re-reading this brought back such memories – Bob and Bev at Christmastime on the decked-out, lighted Fantasea, Bob in his Santa hat, sailing into our inlet playing opera on the boat speakers at ear-splitting volume. What fun they had, and we had the pleasure of sharing it with them."*]



**Property Manager Contact Information
Massingham & Associates Management (Management Company)
1855 Gateway Blvd, Suite 300, Concord, CA 94520**

David Boone (Property Manager) davidb@massingham.com
Joseph Schmalenbach (Community Assistant) josephs@massingham.com (925) 405-4722
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 Gary Flanigan garyflanigan@gmail.com 510.521.2426
VP/Landside Jeff Frankel jfrankel@pacbell.net 510.769.6096
Secretary/Architecture Sue Cherrie suecherrie@hotmail.com 510.864.1709
Treasurer Ann Kenyon kenyon2@pacbell.net 510.521.6376
Landscape Pat Faustman pgfaustman@gmail.com 510.864.0665
Communications/Waterside Lu Abel luabel@ymail.com 510.814.1810
Director John Finston jfinston@gmail.com 510.428.1368

CALENDAR

BBTA Executive Committee December 17, 2013
7:00 PM Ballena Bay Yacht Club

BBTA Board of Directors Meeting December 17, 2013
7:30 PM Ballena Bay Yacht Club

BBTA Executive Committee January 21, 2014
7:00 PM Ballena Bay Yacht Club

BBTA Board of Directors Meeting January 21, 2014
7:30 PM Ballena Bay Yacht Club

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BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Meeting

7:30 P.M. December 17, 2013

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.
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.
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 19, 2013 Regular & Executive Session minutes
 - B. Review of Financial Statements for September 2013
 - C. Approve Reserve Study
 - D. Approve Collection Actions
 - E. Write Off Bad Debt
 - F. Review Float Policy and Float Agreement
 - G. Review Roofing and Siding Project
 - H. Review Parking Issues and Policy
 - I. Architectural Committee Report
 - J. Review Landscaping Committee Report
 - K. Review Landside Committee Report
 - L. Review Waterside Committee Report
 - M. Review Neighborhood Communications Committee Report – Garage Sale and Picnic
 - N. Review Community Preparedness Committee Report
6. **Adjourn** 8:40 p.m.
7. **Next Meeting Date & Location** – January 21, 2014, Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda.

BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Executive Session

7:00 P.M. December 17, 2013
Ballena Bay Yacht Club
1150 Ballena Blvd, Alameda, CA 94501

AGENDA

1. **Call to Order**
2. **Items Requiring Board Action**
 - A. Review and Approve Collection Actions
 - B. Review Legal Issues
 - C. Review Contracts
 - D. Review Disciplinary Matters
 - E. Personnel Issues
3. **Adjournment**

Executive sessions of the board of directors are provided by statute so boards can address issues involving privileged information and matters of a private nature. As a result, members do not have a right to attend executive sessions. As provided for in [Civil Code §1363.05\(b\)](#), boards may go into executive session for the following matters:

1. Legal Issues. This preserves [attorney-client privilege](#), litigation strategy and settlement strategies for current and potential litigation matters. The association's attorney does not need to be present either in person or by phone for the board to meet in executive session to discuss legal issues.
2. Formation of Contracts. Boards may consider matters relating to the [formation of contracts](#) with third parties.
3. Disciplinary Hearings. Boards should meet in executive session for all [disciplinary hearings](#). The accused member is entitled to attend the executive session for that portion of the meeting dealing with member's hearing.
4. Personnel Issues. Personnel matters which include, but are not limited to, hiring, firing, raises, disciplinary matters and performance reviews.
5. Payment of Assessments. Board may meet with members in executive session to discuss requests by delinquent members for [payment plans](#).
6. Foreclosure. The decision to initiate foreclosure shall be made only by the board of directors of the association and may not be delegated to an agent of the association. The board must approve the decision by a majority vote of the directors in executive session. [Civ. Code §1367.4\(c\)\(2\)](#).

BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Meeting

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

MINUTES October 15, 2013

Board Members

Dick Bacigalupi	President	Term expires 2013
Jeff Frankel	Vice President	Term expires 2014
Ann Kenyon	Treasurer	Term expires 2014
Jennifer Flanigan	Secretary	Term expires 2013
Rob Larsen	Director	Term expires 2013
Pat Faustman	Director	Term expires 2014
Open	Director	Term expires 2014

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

Also present was David Boone of Massingham & Associates Management, Inc., the owners present on the sign in sheet and Officer Emilia Mrak of the Alameda police department.

Alameda Police Department Crime Watch Presentation: Officer Emilia Mrak of the Alameda Police Department was on hand to give a presentation on Alameda's Crime watch Program. She presented information on police beats and patrols, Neighborhood Watch, protocols, crime mapping and the Citizen Police Academy.

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

Homeowner Forum: An open forum was held. One owner brought that the end of Tideway Drive has been cleaned up significantly. The Board has removed the large concrete blocks and posted signs. A garbage can has been added and the Board will paint the chain. The one remaining problem was drug dealing and strategies for lighting and reporting were discussed. They asked about the proposed light pole. Director Jen Flanigan brought that a letter had been written to the Ballena Bay Apartments asking for half of the \$7,000.00 cost since security would be enhanced for both neighborhoods.

Minutes: After careful review it was **MSC** to approve the minutes of the regular sessions of August 20, 2013 and September 17, 2013 as presented, the Executive Session minutes of September 4, 2013 as presented and September 17, 2013 with corrections.

Financial Statements: Approval of the September Financial Statements was tabled until corrections could be made by Massingham's accounting department.

2014 Budget: This was tabled to allow the new Board an opportunity to have input on the new budget.

Float Policy and Agreement: Further discussion on this was **tabled** to allow the new Board to work on the policy.

Architectural Committee: At the recommendation of the Architectural Committee (after careful review) it was **MSC** to approve the architectural applications of 435 Cola Ballena to switch the location of the first floor sliding door and window.

Landside Committee: Jeff Frankel reported to the Board on the status of the remaining work to be done as part of the 2013 roofing, painting and siding project.

Ballena Bay Townhouse Association No. 1

Board of Directors Meeting Minutes

October 15, 2013

Page 2

Landscape Committee: Committee Chair Pat Faustman reported to the Board about the current status of the landscaping and what was needed.

Waterside Committee: Rob Larsen and Dick Bacigalupi reported on the status of the wave maze and the rapid pace with which tires that keep coming lose from the maze. The committee is continuing to research a better design for the wave maze that is effective but more durable. Dick also reported that Rob Larsen incurred damage to his dinghy as a result of it's use in maintain the wave maze. It was MSC to reimburse him for reasonable repairs to his dinghy.

Neighborhood Communication Committee: The Board discussed the upcoming community picnic and garage sale.

Community Preparedness Committee: Jen Flanigan brought the Board up to date on her CERT training.

Adjournment/Next Meeting: With no further business before it the Board adjourned at 9:05 p.m.

Note: Last month, the board announced that John Finston and Gary Flanigan were "elected by default" to the board. The determination of who would fill the one open position was left to the new Board. The Board determined that the new Board would take over immediately following the October meeting to ensure a smooth transition.

**MINUTES
October 15, 2013**

Board Members

Gary Flanigan	President	Term expires 2015
Jeff Frankel	Vice President	Term expires 2014
Ann Kenyon	Treasurer	Term expires 2014
John Finston	Secretary	Term expires 2015
Pat Faustman	Director	Term expires 2014
Lu Abel	Director	Term expires 2014
Sue Cherrie	Director	Term expires 2015

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

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

Call to Order: The Board of Directors Meeting was called to order at 9:05 P.M. by Vice President Jeff Frankel.

Appointment of Director: After careful discussion with different owners who expressed interest in being on the Board it was MSC to appoint Sue Cherrie to the remaining open position.

Election of Officers and Committee Appointments: The Board determined that the Officers and Committees of the new Board of Directors would be as follows:

Ballena Bay Townhouse Association No. 1

Board of Directors Meeting Minutes

October 15, 2013

Page 2

Board Officers

Gary Flanigan	President
Jeff Frankel	Vice President
Ann Kenyon	Treasurer
John Finston	Secretary
Pat Faustman	Director
Lu Abel	Director
Sue Cherrie	Director

Committees

Landside – Jeff Frankel

Waterside – Dick Bacigalupi and Rob Larsen with Lu Abel as the liaison to the Board

Landscape – Pat Faustman

Architectural – Sue Cherrie, Chair. Members Jenifer Flanigan and Jay Cherrie

Neighborhood Communication – Lu Abel

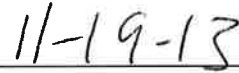
Community Preparedness – Jenifer Flanigan, Chair. Members Gary Flanigan and Dick Bacigalupi

2014 Budget: After careful consideration and discussion it was **MSC** to approve an overall budget of \$668,400.00 and a yearly reserve contribution of \$325,500.00. There will be no increase in monthly assessments with this budget.

Adjournment/Next Meeting: With no further business before it the Board adjourned at 9:31 p.m. The next regular Board of Directors meeting was set for November 19, 2013 at 7:30 p.m. at the Ballena Bay Yacht Club.



Director Signature



Date