



# 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 – June 2015**

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## ***Landside Report***

***By Jeff Frankel***

### **Siding and Paint Program Update**

As mentioned in the last update, our construction Manager working in conjunction with CAM and Kelly Moore identified delamination of the older redwood siding as the cause of paint adhesion issues seen at 441-465 Cola Ballena last year and on the buildings in this year's program at 401 to 435 Cola Ballena.

As of this writing, all of the originally scheduled work on the 401-435 units as well as replacement of delaminated panels there is due to be complete by June 16.

In addition, the homes at 441-465 Cola Ballena have been re-inspected for delaminated panels and the board has approved the work to replace these panels and to repaint as necessary. This work will be done this year and should be complete in mid to late July.

### **Roofing**

Permits have been obtained by our roofing contractor and notices have been posted on the first of the homes to receive roofs this year. By the time you read this, work should be under way on the 300 block of tideway Drive. This year's roofing work is scheduled to be completed by the end of August

### **Smoke and Carbon Monoxide (CO) Detectors**

By state law and as a condition of the permits issued for both siding and roofing work, all homes that receive work this year are subject to inspection for the proper type and quantity of smoke and CO detectors. We ask your cooperation with our contractors and City of Alameda inspectors in facilitating these inspections.

### **Questions or Concerns?**

Feel free to contact Skip Morgan or myself with any questions or concerns about the program:

Jeff Frankel – 510-769-6097 [jfrankel@pacbell.net](mailto:jfrankel@pacbell.net)

Skip Morgan – 707-756-2622 [skip@southwestcc.us](mailto:skip@southwestcc.us)



*Waterside*  
*By Rob Larsen*

The Waterside Committee has started a search for the wave maze replacement. You do not have to be a resident of the 300 block of Tideway Drive or of Ballena Blvd. to be part of this committee. If you are interested in serving on this Wave Maze Committee please contact me. [relarsen@comcast.net](mailto:relarsen@comcast.net) 510 5224020

All help welcome.

If you see anything regarding the waterside that needs some attention, please call or email. Please continue to inspect your and your neighbors dock lines.

*Architectural Committee*  
*By Sue Cherrie*

**Architectural Request Refresher:**

With the summer in full swing there seems to be an upswing of Architectural Requests for the BBTA to process and approve, which is GREAT. Updating our homes benefits us all. As a reminder, there are guidelines and procedures that must be followed. **Send request form and all attachments to me via email at [suecherrie@hotmail.com](mailto:suecherrie@hotmail.com).** Once your application is submitted to me, the board will review and either contact you with feedback or approve and submit approval to Massingham, who will then contact the homeowner with approval. Please note, the process typically takes about a month, and depends on when in the meeting cycle the request is submitted. **The homeowner should not schedule the work to commence before you have received approval from the association and a permit from the city of Alameda.**

Here is where you can find all the pertinent information and forms that you will need.

**Process:** <http://www.ballena.net/archreviewprocess.html>

**Guidelines:** <http://www.ballena.net/documents/archguide.pdf>

**Forms:** <http://www.ballena.net/archform.html> **Landscape Committee**



***Landscape Report***  
***By Dick Bacigalupi***

In addition to our weekly lawn maintenance the landscape company has aerated the lawn areas and are trimming back the ivy and ice plant on the banks. The lawns have been aerated to help in the water absorption and prevent run off with the lawns so dry. This will maximize the benefit of water used. The timing has been excellent with the fertilization and rain that followed. We are continuing to explore removing the small areas of lawn between homes and replacing it with draught resistance shrubs with drip irrigation. Again, please let members of the landscape committee know of any leaks or over watering. We are working to stretch the water that is available.

***Communications Report***  
***By Mili Delbecq***

**New Community Members!**

Please welcome Jaye Eldridge and Art Stiers to their new home at 425 Cola Ballena . It will be their first real home with all their possessions in one place after living on their Mason 44 sailboat, Arione, for several years. She is docked at the end of a pier at Marina Village if you would like to see her. Jaye and Art were both IT specialists before retiring and now Art is doing some consulting while the vivacious Jay is selling boats at Farallone Yacht Sails.

They recently returned from La Paz, Mexico where they have spent the last four years having sailed their boat down in the 2010 Baja Ha Ha Cruise. Before that they spent 5 years in Seattle with the boat in Annacortes. But the big sailing boat days are over. They returned to be closer to Art's mother and his two grown sons. So the Mason 44 is up for sale. If you know of anyone interested in a worldwide sail boat, please contact Jaye. Now they plan to have fun in a Boston Whaler, a rowing scull, and they still have their dinghy from Arione.

It is great to have more active boaters in our community so give them a wave if see them on their dock or out and about.

I know I promised to have a feature this month about members who have been here longer, as well as new people; but I'm afraid you will just have to stay tuned till at least next month.



**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 510.523.4734  
VP/Landscape Dick Baciaglupi, [dickbacigalupi@hotmail.com](mailto:dickbacigalupi@hotmail.com) 521 2426  
Secretary John Finston, jfinston@gmail.com 510.428.1368  
Treasurer/Community Preparedness David Twiss, djtca1usa@gmail.com 925 525 2835  
Communications Mili Delbecq, milidelbecq@gmail.com 510 769 1019  
Waterside Rob Larsen, [relarsen@comcast.net](mailto:relarsen@comcast.net) 510 5224020  
Architectural Sue Cherrie, suecherrie@hotmail.com 510.864.1709

**CALENDAR**

BBTA Executive Session June 16, 2015  
7:00 PM Ballena Bay Yacht Club  
  
BBTA Board of Directors Meeting June 16, 2015  
7:30 PM Ballena Bay Yacht Club  
  
BBTA Executive Session July 21, 2015  
7:00 PM Ballena Bay Yacht Club  
  
BBTA Board of Directors Meeting July 21, 2015  
7:30 PM Ballena Bay Yacht Club

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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](mailto:davidb@massingham.com)

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# BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

## Board of Directors Executive Session

7:00 P.M. June 16, 2015  
Ballena Bay Yacht Club  
1150 Ballena Blvd, Alameda, CA 94501

## AGENDA

1. **Call to Order**
2. **Items Requiring Board Action**
  - A. Review Contracts - Management
  - B. Review and Approve Collection, Delinquency and Foreclosure Actions
  - C. Review Legal Issues
  - 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. June 16, 2015

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 April 21, 2015 Regular and Executive Session minutes and June 9, 2015 Executive Session.
  - B. Review of Financial Statements for periods ending March 31, 2015 & April 2015
  - C. Approve Collection Actions
  - D. Write Off Bad Debt
  - E. Review Roofing, Siding and Painting Project
  - F. Review Landside Committee Report – Road Sealing, Approve Reserve Study Proposal
  - G. Review Parking Issues and Policy
  - H. Architectural Committee Report
  - I. Review Landscaping Committee Report
  - J. Review Waterside Committee Report – Float Agreements, Proposed Lift Rules
  - K. Review Neighborhood Communications Committee Report
  - L. Review Community Preparedness Committee Report
6. **Adjourn** 8:40 p.m.
7. **Next Meeting Date & Location** – June 16, 2015, Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda.