



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

Protecting property values and the quality of life in Ballena Bay – July 2015

Not The President's Message

By Gary Flanigan

Instead, this is just a message for your information by Gary Flanigan, neighbor.

Recently, as part of a home sale, an inspection was made for the usual termite, dry rot, etc. damage. For the first time I am aware of, the report indicated that there was damage to various wood pieces due to beetles. The recommendation was to fumigate the house, but due to the connected nature of our homes, this would not be possible without everyone in the cluster agreeing.

It is not known whether other homes are affected.

As the homeowner's association is not responsible for such damage, I am passing along this information as a courtesy to all of you. If any homeowners wish to have an inspection, or if any cluster of homes wishes to act in concert regarding this they are certainly free to do so.

Landscape Committee

By Dick Bacigalupi

Activity last month consisted primarily of ensuring that our sprinkler systems were working properly. The irrigation audit was performed and revealed a couple of broken sprinkler lines and a faulty controller, all of which has been repaired. The recent water reports from EBMUD showed that our water usage was slightly over the recommended budget.

Unfortunately, our lawns, shrubs, and trees are showing stress even with the additional water. This is similar to what is seen throughout the island.

We have received the proposals for converting some of the areas from sprinkler to drip irrigation with goal of reducing water usage on a long-term basis. Upon review it was decided to hold on the bulk of these projects as they included planting draught tolerant plants. Given the water situation and the season this is not the time. Due to the generosity of Susan Frank, owner of 1209 Ballena Blvd., the area between 1207 and 1209 Ballena Blvd. has been landscaped and converted to drip. Capitalizing on this good fortune we will do the same for the small area between 1211 and 1213 Ballena Blvd. as it is on the same controller. This will allow us to get the full benefit of converting both areas to a drip system and prevent over watering.

There is a silver lining in the few clouds that have been passing overhead. I recently read that the experts are predicting a 90% chance of a strong El Nino for this winter. We will be on the road to recovery if the predicted rains come. On the reality side, they had also predicted an 85% chance of an El Nino last year, which did not happen. Whatever happens we cannot ignore this unpredictability and need to modify landscape and irrigation systems accordingly.

Again, everyone is asked to be on the lookout for any water leaks. Notify David Boone, our property manger, or a committee member if one is found. Thanks to those homeowners who have alerted us of past problems.

Communications

By Mili Delbecq

Ahoy Kayakers!

Donna Milgram at 402 Tideway has offered to organize a neighborhood kayak group. Those interested should contact Donna at divadonnam@yahoo.com. Donna, thanks much for volunteering to get this going.



015 Painting:

All of the homes on Cola Ballena have now been painted with the new color scheme. If you haven't been down Cola Ballena in a while, do so. You will be pleased with the end result which is bright, modern and adds to the curb appeal of our homes.

Treasurer's Report

by David Twiss

Associa (formerly Massingham) has brought our financials current as reflected in the **attached YTD summary**. Moving forward these will be published monthly with any notes of interest. As of 05-31-15 your association is \$24,939 under budget

**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 521 2426
Secretary	John Finston, jfinston@gmail.com 510.428.1368
Treasurer/Community Preparedness	David Twiss, djtcalusa@gmail.com 925 525 2835
Communications	Mili Delbecq, milidelbecq@gmail.com 510 769 1019
Waterside	Rob Larsen, relarsen@comcast.net 510 5224020
Architectural	Sue Cherrie, suecherrie@hotmail.com 510.864.1709

CALENDAR

BBTA Executive Session 7:00 PM Ballena Bay Yacht Club	August 21, 2015
BBTA Board of Directors Meeting 7:30 PM Ballena Bay Yacht Club	August 21, 2015
BBTA Executive Session 7:00 PM Ballena Bay Yacht Club	September 15, 2015
BBTA Board of Directors Meeting 7:30 PM Ballena Bay Yacht Club	September 15, 2015

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

BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Meeting

7:30 P.M. July 21, 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 June 16, 2015 Regular and Executive Session minutes.
 - B. Review of Financial Statements for periods ending April 30, 2015 and May 31,2015
 - 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** – August 18, 2015, Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda.

BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Executive Session

7:00 P.M. July 21, 2015
Ballena Bay Yacht Club
1150 Ballena Blvd, Alameda, CA 94501

AGENDA

1. **Call to Order**
2. **Items Requiring Board Action**
 - A. Review Contracts
 - 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
Income and Expenses Compared to Operating Budget
YTD For the Period Ending 04-30-15**

Income & Expenses:	Actuals	Budget	Favorable/ (Unfavorable) Variance	Comments
Total Income	\$288,875	\$286,125	\$2,750	
Expenses:				
Administrative Expense:				
Bank Loan	\$57,250	\$57,250	\$0	
Bad Debt Expense	\$0	\$4,167	\$4,167	
All Other Administrative Expense	\$2,484	\$3,909	\$1,425	
Total Administrative Expense	\$59,734	\$65,325	\$5,591	
Community Events	\$1,074	\$0	(\$1,074)	Annual Picnic Event
Insurance	\$26,616	\$20,000	(\$6,616)	
Utilities (Electric and Water)	\$1,742	\$7,292	\$5,550	
Landscaping & Irrigation	\$15,169	\$23,308	\$8,139	
Repair & Maintenance	\$6,461	\$15,976	\$9,514	
Professional Services:				
Audit & Tax Services	\$1,390	\$625	(\$765)	
Legal Services	\$3,452	\$5,000	\$1,548	
Management Fees & Misc. Services	\$12,663	\$12,871	\$208	
Taxes	\$10	\$104	\$94	
Reserve Funding	\$135,625	\$135,625	\$0	
Total Expense	\$263,935	\$286,125	\$22,190	
Total Net Income	\$24,939	(\$0)	\$24,939	

Cash Accounts:

Operating Funds	\$254,609
Reserve Funds	\$322,527
Total Cash Accounts	\$577,137

Other Noteworthy Items:

Members Receivable	\$100,349	Reduced from the write off of bad debt, does not preclude collection of this debt in the future should that become possible
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Delinquent dues assessments from homeowners as of May 31, 2015. Total cost to each homeowner represents an average of \$1254.36