



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

Communications Report

by Mili Delbecq

We do not have a President's Report because we do not have a President yet, however there is some news. The annual election of approximately one-half of the Board was held at our last regular Board meeting on October 20th and three new members were elected: Jeff Frankel, Lynne Robertson and Jill MacAfee. However, after the election, there was no quorum so selection of officers and committee chairs was postponed till our November meeting. If you would like to volunteer for one of the committees, please let any one of the Board members know of your interest.

The Board did hold a Special meeting on November 2 to review the 2016 Budget and acquaint new members with our HOA finances. I want to thank David Twiss and Jeff Frankel for their research and analysis in developing the 2016 Budget. In the past Associa has undertaken the lead role. A motion was also approved to clean all of the gutters of association homes at the expense of the association. This is a first and may become an annual event. As soon as a schedule is developed, everyone will be notified. In the meantime, please save yourself the expense and/or labor of doing this awful chore.

I would also like to thank Gary Flanigan, John Finston, and Sue Cherrie for their work on the Board during the past two years. If you see them out and about, let them know how much we all appreciate their work on our behalf.

Below is an article by Scoop Flanigan that gives us all something to dream about as a vacation for next year!

Light Reflections on the Danube

by Scoop Flanigan

I commend to you the longboats. We cruised on the Viking Cruise Line's Gullvieg. The ship dimensions are 443 feet long by 37 feet wide. There are 95 outside staterooms. The ships can accommodate 150 passengers and have a crew of fifty. Onboard cuisine and wines are first class. We have taken two cruises through Germany & environs and the longboats have notable advantages. First, you get to see the countryside in an easy, beautiful, relaxed atmosphere. No one has to drive. No one has to navigate. Years ago when we were driving from Rome to Tuscany I Michelin-guided us past the town of Saturnia - three times. It's now a family joke and whenever we get lost we look at each other and say, "Saturnia." Another cruise plus, you only have to unpack once. We get the least expensive stateroom. It's sort of a mezzanine, just up from the bilge pump. Late at night when the boat is going through the locks we hear falling water. It is as though we are behind a great waterfall. Rarely, we feel a gentle nudge, and being Californians the first time it happened, and not remembering where we were, we thought it was a tremor. At breakfast the next morning the Captain gently chided the First Mate for this infraction. Not supposed to happen.

The Danube is a lovely river, not as much so as the Rhine, but beautiful nonetheless. We docked at the town of Melk, a place in the heart of the Wachau Valley, famous for wine production. There we toured the 900-year-old baroque abbey, high above the Danube. The most impressive room for me was the library, filled with aged brown tomes rimmed with gold. The ceiling was painted with gilt cherubs and Old Testament scenes. And at regular intervals, under glass, were books from the ancient times with that



gorgeous scrollwork in myriad colors. I often wonder where the ancient books have gone. They go to places like Melk Abbey.

I like being in Europe. Everything is so different. The sky is different. Here the sky is bright blue with a yellow sun. In Europe, even a sunny day has darkness to it. We experienced good weather this trip, and even then the skies were light gray. It fits. It provides the perfect backdrop to the ancient architecture and cobblestone streets. Cobblestone streets; no shoe exists which can master them – be it Rieker, Keene, or Rockport. Travelers should be shod before walking on them.

Europe can be formal. “Would Madame like the risotto or the halibut this evening?” “Will Madame be having red or white wine with dinner?” Hm-m-m-m. Upon returning from a trip such as this, I keep this “Madame” thing going for a few days. I ask myself, hm-m-m-m, will Madame have sweetener in her morning coffee today, or not. But when I walk into the laundry room and ask myself, “Will Madame be doing a white load or a dark load today,” then I know I am truly back from vacation.

But, ahhhh, the memories.

Waterside
by Rob Larsen

Our diver is back on site for a couple of days to clean the wave maze.

The waterside committee is compiling a list of maximum boat lengths for each of our 80 addresses. We will publish this on our website on completion. The formula for these lengths is from our CC&R’s. We measure allowable overall boat lengths (including bow sprits, swim platforms and the like) as follows:

Slip length + piling, (18”) then add an additional 10%.

Example; 30’ slip + 1’-6” = 31’-6” + 10% = 34’-8” maximum boat length.

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.

Landscape Committee
by Dick Bacigalupi

Yes, that strange moisture falling from the sky the last couple of weeks was rain. It may have felt strange, as the bay area had gone over 200 days without any measurable rainfall. The loud sucking sound you also heard was our trees and landscaping taking in a long awaited drink. Hopefully this is just a start of what we will see with the much-anticipated “El Nino”. With the drought still in place the association continues to do its part to conserve. The recent water reports from EBMUD reflect that our water usage has been very close to the budgeted amount in almost all of the areas. With the recent rain and, hopefully more to follow, our landscaping will not look so stressed. Unfortunately, our lawns have suffered the most with the cutbacks and certain areas will need special attention no matter how much rain we receive.

In preparation for storms associated with the El Nino our trees have been trimmed to remove the “sail” to prevent wind damage to the trees and homes. The most recent work was the junipers on Ballena Blvd that were trimmed last week. The conversion of small lawn areas to drip has continued to be placed on hold



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until there is assurance of rain. This work may be delayed until spring, which is the best time for planting. The lawn areas were aerated last week to improve the absorption of rain and help stimulate growth.

Let's all hope the past two storms are just a sign of the weather to come. While you pray for rain be sure to include snow in the mountains, as that is our primary source of water.

Treasurer's Report

by David Twiss

Monthly financials YTD summary up to and including 10-31-15 attached. As of this reporting period your association is \$52,636 under budget.

Contact Information

Management Company

Associa, 1855 Gateway Blvd, Suite 300, Concord, CA 94520
Office (including 24/7 Emergencies) 925.405.4900
FAX – 925.405.4747

Community Manager

David Boone, davidb@massingham.com, 925.405.4733

Assistant Community Manager

Joseph Schmalenbach, josephs@massingham.com, 925.405.4722

Board Members (officers/committee assignments to be determined at the November 17 meeting)

Dick Bacigalupi (dickbacigalupi@hotmail.com)
Mili Delbecq (milidelbecq@gmail.com)
Jeff Frankel (jfrankel@pacbell.net)
Rob Larsen (relarsen@comcast.net)
Jill MacAfee (jillalyson.macafee@gmail.com)
Lynne Robertson (Lynne.c.robertson@gmail.com)
David Twiss (djtcalu1usa@gmail.com)

CALENDAR (all meetings held at the Ballena Bay Yacht Club unless specified otherwise)

BBTA Executive Session	November 17 @ 7:00 pm
BBTA Board of Directors Meeting	November 17 @ 7:30 pm
BBTA Executive Session	December 15 @ 7:00 pm
BBTA Board of Directors Meeting	December 15 @ 7:30 pm

**Ballena Bay Townhouse Association
Income and Expenses Compared to Operating Budget
YTD For the Period Ending 10-31-15**

Income & Expenses:	Actuals	Budget	Favorable/ (Unfavorable) Variance	Comments
Total Income	\$577,860	\$572,250	\$5,610	
Expenses:				
Administrative Expense:				
Bank Loan	\$114,500	\$114,500	\$0	
Bad Debt Expense	\$0	\$8,333	\$8,333	
All Other Administrative Expense	\$4,380	\$7,817	\$3,438	
Total Administrative Expense	\$118,880	\$130,651	\$11,771	
Community Events	\$1,074	\$0	(\$1,074)	Annual Picnic Event
Insurance	\$39,997	\$40,000	\$3	
Utilities (Electric and Water)	\$10,051	\$14,583	\$4,533	
Landscaping & Irrigation	\$34,476	\$46,616	\$12,140	
Repair & Maintenance	\$11,919	\$31,951	\$20,032	
Professional Services:				
Audit & Tax Services	\$1,390	\$1,250	(\$140)	
Legal Services	\$10,782	\$10,000	(\$782)	
Management Fees & Misc. Services	\$25,360	\$25,742	\$382	
Taxes	\$45	\$208	\$163	
Reserve Funding	\$271,250	\$271,250	\$0	
Total Expense	\$525,224	\$572,251	\$47,028	
Total Net Income	\$52,636	(\$1)	\$52,637	

Cash Accounts:

Operating Funds	\$322,826
Reserve Funds	\$155,290
Total Cash Accounts	\$478,117

Other Noteworthy Items:

Delinquent Members Receivable	\$34,717
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Reduced from a large payment of one delinquent account and the write off of bad debt, does not preclude collection of this debt in the future should that become possible

Delinquent dues assessments from homeowners as of October 31, 2015. Total cost to each homeowner represents an average of \$433.96

BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Executive Session

7:00 P.M. November 17, 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 NO. 1

Board of Directors Meeting

7:30 P.M. November 17, 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. Election of Officers
 - B. Approval of October 20, 2015 Regular and Executive Session minutes and November 2, 2015 Regular minutes.
 - C. Review of Financial Statements for periods ending October 31, 2015
 - D. Approve Collection Actions
 - E. Write Off Bad Debt
 - F. Review Roofing, Siding and Painting Project
 - G. Review Landside Committee Report – Road Sealing, Apartment Roadway Use
 - H. Review Parking Issues and Policy
 - I. Architectural Committee Report
 - J. Review Landscaping Committee Report
 - K. Review Waterside Committee Report – FEMA Flood Maps
 - L. Review and Approve Proposed Float and Boat Lift Policies and Agreements
 - M. Review Neighborhood Communications Committee Report
 - N. Review Community Preparedness Committee Report
6. **Adjourn** 8:40 p.m.
7. **Next Meeting Date & Location** – December 22, 2015, Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda.