



At Docksideside

A Monthly Publication of The Ballena Bay Townhouse Association #1

Protecting property values and the quality of life in Ballena Bay – May 2017

BBTA Community Garage Sale, by Sue Cherrie

The annual community garage sale is just 4 weeks away and will be held on Saturday, June 10 from 8:00 AM to 1:00 PM.

- **How do I participate?** Let Sue know that you plan to participate and then setup in your driveway on the day of the sale.
- **What does it cost to participate?** The estimated cost is \$5/home. This will be collected the day of sale. This fee could go down if a lot of folks jump in
- **How will folks know about this sale?** Advertising will be placed in The Alameda Journal, Alameda Sun, Craig's List, Alameda Patch and Classifiedads.com
- **Can I help?** Yes, please. Sue Cherrie needs volunteers to put up and take down signs.
- **What if I have questions?** Contact Sue.

Sue Cherrie
864-1709
suecherrie@hotmail.com

Construction Update, by Jeff Frankel

At the last monthly meeting on April 18, the Board received bids for this year's siding and paint program from 4 construction companies. Based on our previous experience with the company, the recommendation from our construction manager and their low bid, the Board selected CAM for the 2017 program. CAM will deploy their materials container and pen on the circle near 300 Tideway Drive on or about June 5th. Construction (6 to 8 weeks) will commence shortly thereafter.

Waterside, by Wanda Bacigalupi

Finally the rain has stopped and the sun is out, time to get out on our bay! Keep an eye out for small crafts, paddle boarders and kayakers. With our seasonal winds upon us remember to check your fenders and dock lines to prevent damage to your boat or the docks.

The last big storm brought in debris and broke loose some of the wave maze tires. If you find any more please tie them to your dock and call me to have the committee retrieve them.

Be safe on the water.



Landscape Report, by Pat Faustman

The rains have ceased, so we have turned our irrigation on again. The landscapers are still fine tuning the sprinklers and making repairs that occurred over the winter.

Our landscapers aerated and fertilized our lawns last week, allowing air, water and nutrients to penetrate the grass roots. This helps the roots grow deeply and produce stronger and more vigorous lawns. Aeration also alleviates soil compaction.

Tree work for the spring and summer will begin with the pruning of the eucalyptus trees at 465 Cola Ballena in May. The rest of the tree work will be done in June.

If you see a broken or leaky sprinkler, please notify either Massingham or a member of the landscape committee. Enjoy the sunshine!

The landscape committee: Pat Faustman, Patty Corrigan, Kathy Walker and Isabella Foster

Red Oak Victory, by Jeff Frankel

The Bay Area is home to many historic ships Including Hornet, the Jeremiah O'Brian, the Pompanito and many others. I've recently joined the staff (as a docent) of a lesser known historic ship; the SS Red Oak Victory based in Point Richmond.

The ROV is the last surviving ship of 747 built at the Kaiser Richmond Shipyards during WWII and one of three surviving Victory class cargo ships. Rescued from the Suisun Bay reserve fleet in 1998, the ROV has been in the process of restoration by a dedicated crew of volunteers ever since. The ROV is open for tours 10am – 4pm every Tuesday, Thursday, Saturday and Sunday. Anyone interested in a group or individual tour can reach me at 7689-6097, jfrankel@pacbell.net.





Management

Associa Community Management, 8000 Jarvis Avenue, Newark, CA 94560
Community Manager, LeeAnn Sinesio, Leeann.sinesio@associa.us, 510-896-2674

Board of Directors

Member	Office	Committee	E-Mail	Phone
Wanda Bacigalupi		Waterside	wbacigalupi@hotmail.com	510.521.2426
Jay Cherrie	Treasurer		justjayc@hotmail.com	864.1709
Jaye Eldridge	Vice President		Jaye.eldridge@gmail.com	213.0868
Pat Faustman		Landscape	pgfaustman@gmail.com	864.0665
Jeff Frankel	President	Landside	jfrankel@pacbell.net	510.769.6097
Jill MacAfee	Secretary	Communications, Community Preparedness	jillalyson.macafee@gmail.com	510.814.1849
Lynne Robertson		Architectural	lynne.c.robertson@gmail.com	384.5094

2017 Calendar of Events

All meetings are held at the Ballena Bay Yacht Club:
Executive sessions are at 7:00pm. Regular Board meetings at 7:30pm – unless otherwise noticed.

May Meetings	May 16
BBTA Garage Sale	June 10
June Meetings	June 20
July Meetings	July 18
August Meetings	August 15
September Meetings	September 19
October Meetings	October 17
November Meetings	November 21
December Meetings	December 19

BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Executive Session

7:00 P.M. May 16, 2017

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 §4935](#), 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 §5705\(c\)](#).

BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Meeting

7:30 pm May 16, 2017

Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda, CA 94501

AGENDA

1. **Call to Order** 7:30 p.m.
2. **Homeowner's Open Forum**
3. **Secretary's Report**
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.
 - A. Approval of Minutes
 1. April 18, 2017 – Regular & Executive
 2. May 5, 2017 – Executive
- Treasurer's Report**
The law requires the board to review and accept the reconciled financial statements at least once per quarter.
 - A. Review Financial Statements – April, 2017
 - B. Review Collection Actions
 - C. Sign Tax Returns
4. **Management Report/Action Items**
5. **Committee Reports**
 - A. Landside Committee Report
 - B. Architectural Committee Report – Architectural Applications
 1. 400 Tideway
 - C. Landscaping Committee Report
 - D. Waterside Committee Report
 - E. Neighborhood Communications Committee Report
 - F. Community Preparedness Committee Report
 - G. Management RFP Committee Report
6. **Other Business**
 - A. 2017 Construction Project(s)
 - B. Rentals/Governing Document Amendment
 - C. Parking Rules
7. **Adjourn** 8:30 p.m.
8. **Next Meeting Date & Location** – June 20, 2017, Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda.