



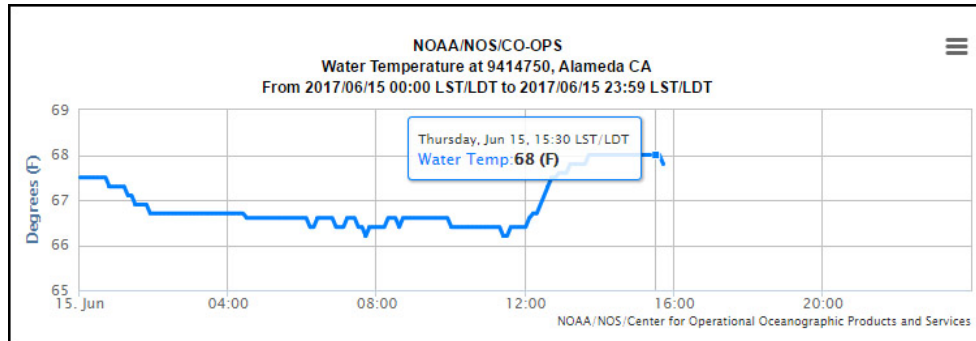
At Docksideside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

Swim Time, by Jeff Frankel

Summer is almost here. With the recent warm weather, the water temperature in the canal has risen from about 60 degrees to 68 degrees – warm enough for avid canal swimmers like John Finston and I to take a first swim of the season. I'm always looking for folks to swim with – nothing too strenuous – just out enjoying the cool water on hot days. Jeff – 769-6097.



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	jillalysen.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.

June Meetings	June 20
July Meetings	July 18
August Meetings	August 15

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
Income and Expenses Compared to Operating Budget
For the Period Ending 05-31-17**

Income & Expenses:	Actuals	Budget	Favorable/ (Unfavorable) Variance
Total Income	\$59,108	\$58,800	\$308
Expenses:			
Administrative Expense:			
Bad Debt Expense	\$0	\$833	\$833
All Other Administrative Expense	\$183	\$727	\$545
Total Administrative Expense	\$183	\$1,561	\$1,378
Community Events	\$0	\$100	\$100
Insurance	\$1,523	\$3,333	\$1,810
Utilities (Electric and Water)	\$1,374	\$1,375	\$1
Landscaping & Irrigation	\$2,405	\$5,894	\$3,489
Repair & Maintenance	\$543	\$3,667	\$3,124
Professional Services:			
Audit & Tax Services	\$0	\$125	\$125
Legal Services	\$2,590	\$1,333	(\$1,256)
Reimbursable Expenses	\$45	\$0	(\$45)
Management Fees & Misc. Services	\$2,713	\$2,775	\$63
Taxes	(\$10)	\$21	\$31
Reserve Funding	\$36,802	\$38,616	\$1,814
Total Expense	\$48,166	\$58,801	\$10,634
Total Net Income	\$10,942	(\$1)	\$10,943

Cash Accounts:	Year to date	Expenses	Budget
Operating Funds	\$166,858	\$268,343	\$290,232
Reserve Funds	\$673,731		\$21,889
Total Cash Accounts	\$840,589		

Other Noteworthy Items:
Delinquent Members Receivable \$11,741
 Account 00151-0939 \$3374.37
 Account 00204-4310 \$5826.79

BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Executive Session

7:00 P.M. June 20, 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 June 20, 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. May 16, 2017 – Regular & 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 – May, 2017
 - B. Review Collection Actions
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) Status
 - B. Rentals/Governing Document Amendment
 - C. Parking Rules
 - D. Dock Rules/Insurance Coverage
 - E. Reserve Study Draft
7. **Adjourn** 8:30 p.m.
8. **Next Meeting Date & Location** – July 18, 2017, Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda.