



At Docksideside

A Monthly Publication of The Ballena Bay Townhouse Association #1

Protecting property values and the quality of life in Ballena Bay – January 2018

New Year's Day Around the Island, by Jennifer Flanigan

We were glad for many things surrounding this event – not the least of which was the dry weather! Nothing dampens (sorry) an indoor/outdoor event like this more than Pitter and Patter. But the weather was perfect and the 38 souls who attended were able to move from house to house sans foul-weather attire. Most walked the distances however quite a few used dinghies, a delightful manner, by the way, in which to view our unique neighborhood. The first stop was at gracious hostess Patricia Sheehan's home on Tideway. Patricia served red (Manhattan) clam chowder, with able assistance at the bar from neighbor Chris Aboudara who concocted the Bloody Marys. Ah, there's nothing like a good bracer in the A.M. Guests mingled inside and out on the deck with entertainment provided by Tink (love that name) the dog.

Next – on to Wanda and Dick Bacigalupis home on Ballena Blvd., a fairly short hop via dingy, a longer stroll, particularly after all those Bloody Marys, from Tideway. If you came by sea, you were greeted on their deck with a mai tai (Aloha!) and if you arrived through their front door, you were greeted with the delectable aroma of pulled pork. Water and coffee were proffered as well. Hawaiian sweet bread and Hawaiian chips were the perfect accompaniment and I understand several guests were at this point checking their iPhones to see if they had enough Frequent Flyer miles to get to Hawaii. I believe someone was organizing an Uber ride to Oakland airport, but that can't be verified. Blame those Bloody Marys. And, well, now the mai tais.

Time to head to Cola Ballena and the home of Jaye Eldridge and Art Stiers. The Mexican-themed menu was a perfect counterpoint to the other host homes. Chili and margaritas – what could be better, and there were both vegetarian and non-vegetarian versions. Here the weather began to change a bit to overcast and chilly. Guests moved from the deck to the inside and admired their kitchen, the back side of which is an aquarium.

Final stop – Jill and David MacAfee's, also on Cola Ballena and the array of cookies, bars, treats was described as “fields and valleys, vast arroyos” of sugary delights. It sounds as though it would have served as a great backdrop for The Nutcracker. Champagne and sweets – what could be a better finale to a wonderful social and a terrific day.

A word must be said about the other great benefit – in addition to delicious food and beverages. That is the ability to see other people's homes, what they've done, how they've decorated, the views they have. It's great input and gives you ideas about what you might do with your own place. But perhaps the best benefit is the sentiment put forth in the email sent by our own Kathy Walker thanking the hosts and hostesses:

“Everything was so well organized and so incredibly delicious! It was so nice to be doing this kind of thing again! What a great way to start a new year, visit with familiar neighbors and meet so many new ones!”

Righto. So if you missed this gathering, make it a point to attend the next one.

Landscape, by Pat Faustman

The New Year has brought us much needed rain, Yay!! Our ground is saturated, so very soft. If everyone could please be careful pulling in to their driveways as to not drive on the lawn and do damage with the soft ground. Our irrigation has been turned off, so if anyone sees any irrigation water running, please contact a landscape committee member or Associa.

The weather has been cold causing the deciduous grasses we have to turn yellow. These grasses will green up in the spring with all of this water and warmer weather.

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

For letters to the Board or to report needed repairs, use this contact information:

Associa Community Management, 8000 Jarvis Avenue, Newark, CA 94560

Community Manager: Yesenia Martinez-Alcantar, Yesenia.Martinez-Alcantar@associa.us, 510-896-2644



Waterside, by Wanda Bacigalupi

Happy New Year to all! The “Around the Island” New Year’s Day party was well attended, fun, a great way to meet the new neighbors and renew old friendships in our wonderful neighborhood. For those unable to attend this year’s party, know we plan to do it again next year. Mark your calendars.

January appears to be bringing rain our way. Make sure your bilge pumps are working. With the rain comes wind, remember to secure all boats and water toys on your docks. Also, if you see large pieces of debris or anything capable of doing damage in our waterways, call the waterside committee.

As a reminder, the speed limit in our waterway is 5 MPH. It is a NO wake zone. Please slow down to avoid damage to docks, boats and prevent accidents with kayaks and paddle boarders.

We hope 2018 will be a great year on the water!

Editor’s Note, by Jeff Frankel

It is our usual practice to append the previous month’s approved board of director’s meeting minutes to the monthly At Dockside. With the change in Community Managers at Associa, this got lost in the shuffle. With this issue, we get caught up and append approved minutes for September, October and November. – Thanks!

Management

Associa Community Management, 8000 Jarvis Avenue, Newark, CA 94560
Community Manager: Yesenia Martinez-Alcantar, Yesenia.Martinez-Alcantar@associa.us, 510-896-2644

Board of Directors

Member	Office	Committee	E-Mail	Phone
Wanda Bacigalupi		Waterside	wbacigalupi@hotmail.com	521.2426
Jay Cherrie	President		justjayc@hotmail.com	864.1709
Jaye Eldridge	Vice President		Jaye.eldridge@gmail.com	213.0868
Pat Faustman		Landscape	pgfaustman@gmail.com	864.0665
John Finston	Treasurer	Landside	jfrinston@icloud.com	428.1368
Jennifer Flanigan	Secretary	Architecture	jgflanigan@gmail.com	523.4734
David MacAfee		Community Preparidness	david.macafee@gmail.com	814.1849

2018 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.

January Meetings	January 16, 2018
February Meetings	February 20, 2018
March Meetings	March 20, 2018
April Meetings	April 17, 2018

BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Executive Session

7:00 P.M. January 16, 2018

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 January 16, 2018

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. December 19, 2017 – Regular & Executive
4. **Treasurer's Report**
 - A. Review Financial Statements – December 2017
 - B. Review Collection Actions
5. **Management Report/Action Items**
6. **Committee Reports**
 - A. Landside Committee Report
 - B. Architectural Committee Report – Architectural Applications
 - C. Landscaping Committee Report
 - D. Waterside Committee Report
 - E. Neighborhood Communications Committee Report
 - F. Community Preparedness Committee Report
7. **Other Business**
 - A. None
8. **Adjourn** 8:30 p.m.
9. **Next Meeting Date & Location** – February 20, 2018, Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda.

BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Meeting

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

MINUTES

September 19, 2017

Board Members

Jeff Frankel	President	Term expires 2017
Jaye Eldridge	Vice President	Term expires 2018
Jay Cherrie*	Treasurer	Term expires 2018
Jill MacAfee	Secretary	Term expires 2017
Lynne Robertson	Director	Term expires 2017
Wanda Bacigalupi	Director	Term expires 2018
Pat Faustman	Director	Term expires 2018

MSC = Motion made, seconded and carried *denotes absence

Also Present: LeeAnn Sinesio, CMCA, AMS of Associa Northern California

Call to Order: The meeting was called to order at 7:31 p.m.

Homeowner's Open Forum: Homeowners present were given an opportunity to address the Board.

Secretary's Report: It was MSC to approve the regular and executive session minutes of August 15, 2017 as presented.

Treasurer's Report:

- A. August financial report was provided in advance. No discussion.
- B. No collection actions necessary at this time.

Committee Reports

Landside Committee Report: J. Frankel reported that the siding project is complete. Roof project underway.

Architectural Committee Report: Nothing to report at this time.

Landscape Committee Report: P. Faustman reported on the most recent walkthrough with the landscaper. Fine tuning of some areas in progress.

Waterside Committee Report: D. Bacigalupi presented a proposal from CLE Engineering for wave maze replacement. It was MSC to approve the proposal. J. MacAfee signed at this meeting. D. Bacigalupi to forward copy to management for records.

Communications Committee Report: No report

Other Business

Rentals/CC&R Amendment: Tabled for language modifications.

Reserve Study Draft: Tabled.

2018 Budget Review: J. Frankel presented the budget for the 2018 fiscal year. After careful review and consideration it was MSC to approve the budget as presented. Assessments will remain at \$735 per unit, per month.

Status of Election/Declared Candidates: There were 3 declared candidates for the 3 open positions; Jennifer Flanagan, David MacAfee and John Finston. Pursuant to the Association's election rules, the 3 candidates were elected by acclamation. The officer positions will be determined at the next meeting.

Owner Chargeback: It was MSC to charge the owner \$150 for landscape damage. Acct #204-7223.

Schedule Next Meeting: The next meeting will be held on Tuesday, October 17, 2017

Adjournment: The Board adjourned at 9:03 p.m.

Director Signature

Date

BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Meeting

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

MINUTES

October 17, 2017

Board Members

David MacAfee	Term expires 2019
Jaye Eldridge*	Term expires 2018
Jay Cherrie*	Term expires 2018
John Finston (by phone)	Term expires 2019
Jennifer Flanagan (by phone)	Term expires 2019
Wanda Bacigalupi (by phone)	Term expires 2018
Pat Faustman	Term expires 2018

MSC = Motion made, seconded and carried *denotes absence

Also Present: LeeAnn Sinesio, CMCA, AMS of Associa Northern California

Call to Order: The meeting was called to order at 7:33 p.m.

Election/Seating of Officers: Tabled

Homeowner's Open Forum: Homeowners present were given an opportunity to address the Board.

Secretary's Report: It was MSC to approve the regular and executive minutes of September 19, 2017 as presented.

Treasurer's Report:

- A. Financial statement for September was accepted as presented.
- B. No collection actions are necessary at this time.

Manager's Report: No discussion. Provided to the Board in advance of the meeting.

Committee Reports

Landside Committee Report: No report

Architectural Committee Report: No report

Landscape Committee Report: P. Faustman reported a green maple tree is slated to be planted at 409 Cola Ballena.

Waterside Committee Report: W. Bacigalupi reported ongoing work related to the wave maze.

Communications Committee Report: No report

Other Business

Rentals/CC&R Amendment: Tabled for language modifications.

Reserve Study Draft: Management to obtain final version from Avelar based on approved budget and issue.

Adjournment: The Board adjourned at 8:26 p.m.

BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1
Board of Directors Meeting
Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda, CA 94501

MINUTES

November 21, 2017

Board Members

Jay Cherrie	President	Term expires 2018
Jaye Eldridge	Vice President	Term expires 2018
John Finston	Treasurer	Term expires 2019
Jennifer Flanigan	Secretary	Term expires 2019
David MacAfee	Director	Term expires 2019
Wanda Bacigalupi**	Director	Term expires 2018
Pat Faustman*	Director	Term expires 2018

MSC = Motion made, seconded and carried *denotes absence **by phone

Also present: John Caffall and Yesenia Alcantar of Associa Northern California

Call to order: The session was called to order at 7:33 pm by Jay Cherrie.

Homeowner's Open Forum: Lauren Picciani from 334 Tideway was present to provide further information to the Board in regards to street light LED conversion. She also requested an update on her architectural application and status of her December dues if they were received.

Secretary's Report: **MSC** to approve Oct 17, 2017 minutes and November 8, 2017 special minutes.

Treasurer's Reports: September and October financials pending

Management Report/Action Items: Coupon books are ready to be distributed for 2018.

Committee Reports:

Landside Committee: No report

Architectural Committee: Arch application for 334 Tideway is approved – approval letter to be emailed to Owner.

Landscaping Committee: Question regarding Homeowner bidding for landscape project. Management recommended that the Owner not bid as it may present conflict of interest.

Waterside: Still working on wavemaze, aiming to be ready by winter.

BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Meeting

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

Neighborhood Communications Committee: Dockside went out.

Emergency Preparedness Committee: No report.

Other Business:

Remind people in dockside about fire dangers.

New Year's Eve Party – **MSC** to approve a \$2,000 budget.

Insurance Renewal – Look into earthquake policy and what type of coverage owners may need.

Adjournment: The Board Adjourned at 8:46 pm.

Director Signature

Date