



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

President's Message, by Jay Cherrie

After careful consideration and a vetting process the Board has selected Christison Company to replace Associa. The transition to the new management company will take place over the next couple of months. During that period, you will notice some changes such as how payments are made for the monthly assessment. The Board and Christison are committed to making sure you get all the information needed in a timely manner and experience as smooth a changeover as possible.

We have had a long relationship with Associa going back to our arrangement with Massingham (purchased by Associa a few years back). We also had enjoyed a succession of very good community managers. When our most recent community manager, Lee Ann Sinesio, left Associa last year we used the opportunity to evaluate our services and interview other association management companies. This has been the Board's practice at each change of community manager. Christison is a local company with local teams that handle such matters as accounting which we feel will be a benefit. In addition, they manage other communities in the area and have received good marks from those associations.

Again, this process will take some time as various administrative and back office functions are turned over from the old to the new management. Thank you in advance for your patience and if any issues arise please do let one of the Board members know so we can help get the matter resolved.

Until further advised, for community management issues and question please continue to contact Yesenia Martinez-Alcantar of Associa via email at: yesenia.nartinez-alcantar@associa.us or by phone on 510-896-2644.

Landscape Report, by Pat Faustman

It feels like spring, but we still have over a month of Winter. Hopefully we will get some more rain in this last part of Winter, or Spring. In the meantime, we have turned on our irrigation water.

Our landscapers have been putting down mulch in our beds to keep in moisture and control the spring weeds.

Waterside, by Wanda Bacigalupi

Hope everyone enjoyed the unusually warm weather we had recently. Hopefully we will have winter weather and rains soon. We need the rain and snow. Before the winds and rain arrive, please check your docks lines on your boats and the tie-downs on your toys. Also make sure there is power to your bilge pumps, if we do have a lot of rain.

The Waterside committee is available for any questions regarding new boats or water toys in your slips. Information is also in our CC&R's and policies available on our Ballena Bay website: www.ballena.net.

Be safe on the water.



Fire Safety Begins With A Plan - Don't Let Your World Go Up in Smoke, by David and Jill MacAfee

In the wake of the fires last fall, fire safety is on our minds. When you live in a condominium you need to know how to get out quickly if a fire starts. Follow these steps to stay safe:

1. Make sure that you have working smoke alarms on each level and in each sleeping room. Test them monthly and replace the batteries every year.
2. Be prepared. Create an escape plan. Discuss with family how you would get outside under various circumstances. Keep multiple functioning fire extinguishers in your home and one in your garage.
3. Stay calm. Move to the exit as you have practiced. Call the fire department once you are outside.
4. If your door feels warm to the touch do not attempt to open it. Call 9-1-1 and tell the dispatcher your address. Stuff the cracks around and under the door. Cover any vents in the room that you can. Wait at a window and signal for help with a flashlight or white cloth. (Keep a flashlight in each bedroom upstairs.)
5. If you were able to escape, wait outside for the fire department. Don't go back in for any reason. If you think someone is inside, tell firefighters when they arrive and where you think they are. Same for pets, don't go out but wait for the firefighters to rescue them. Don't go back in until you are told it is safe to do so.

Learn more about fire prevention at www.usfa.fema.gov

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 Preparedness	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.

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. February 20, 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 February 20, 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. January 16, 2017 – Regular & Executive
4. **Treasurer's Report**
 - A. Review Financial Statements – January 2018
 - 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** – March 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 94501

MINUTES

December 19, 2017

Board Members

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

MSC – motion made, seconded and carried * absent

Call to order: The session was called to order at 7:43 PM

Homeowner's Open Forum: Lauren Picciani reported that she & Jeff Frankel did a walk-thru the neighborhood with a representative from Alameda Municipal Power re: LED lights for streetlights

Secretary's Report: MSC to approve Nov. 21, 2017 minutes

Treasurer's Report: Discussion of Associa financial report anomalies

Management Report/Action Items: No report (Associa manager absent)

Committee Reports:

Landside Committee: No report

Architectural Report: No requests received

Landscaping Committee: The watering system has been turned back on due to lack of rain

Waterside Report: Diver was out; retrieved tree limb after big winds

Neighborhood Communications: Dockside published

Community Preparedness: No report

Adjournment: The Board adjourned at 8:02 PM

Director Signature

Date