

BALLENA BAY TOWNHOUSE ASSOCIATION

MINUTES OF THE ANNUAL MEETING - 1978

The 1978 Annual Meeting of the Ballena Bay Townhouse Association was held at the Encinal Yacht Club, Alameda, California, on November 20, 1978. The meeting was called to order at 8:00 p.m. by the President, Darby Betts. The President announced that the meeting was two short of a quorum present in person or by proxy. He asked for unanimous approval to begin the meeting in the expectation that the necessary quorum would be achieved prior to the taking of any vote or the election of officers. No objection being voiced, it was so ordered by unanimous consent.

The first item of business was the approval of the minutes of the Special Meeting held in the Spring of 1978. Written copies of these minutes having been distributed to the membership together with the agenda of the present meeting, their reading was waived, and there being no additions or corrections they were approved as presented.

The next order of business was the report of the Treasurer, Daniel Rosenblat. Mr. Rosenblat noted that current financial statements for the year to date, plus the certified audit for 1977, had been distributed to those present. Referring to these he was able to report that the Association was operating under budget, largely as the result of savings effected in the areas of Landscape and Maintenance, and predicted a surplus for the year in the area of \$7,000.00. This, coupled with the existing reserves, placed the Association in a very sound financial position. He also noted that the members present had received a copy of the proposed budget for 1979 which did not contemplate any increase in the monthly assessment from the existing \$70.00 per month.

The next report was from the Landscape Committee Chairman, Paul Marsh. Mr. Marsh noted that the current gardening firm was doing a good job and that no major problems existed. All sprinkler systems were now in good working order and several common areas had been relandscaped, enhancing the appearance of the properties, particularly on Tideway. He noted the problem of the eucalyptus trees which had been planted in areas in close proximity to underground utilities, and the danger that their roots might disrupt these services, as had already happened in one instance. It has been possible to remove several of the smaller trees, but Mr. Marsh recommended that no action be taken to remove or replace the larger trees until and unless any of them began to create specific problems. He expressed himself as well satisfied with the progress made during 1978 in beautification of the properties within the scope of the budget and recommended that the current gardeners be retained.

The next report was from the Maintenance Committee Chairman, Don Brunette. Mr. Brunette reported that the painting of the houses on Tideway was now complete with the exception of staining the decks and repainting the railings, which work was under way and would be completed in early 1979 on all houses. Before the painting had been undertaken all necessary repairs to doors, frames and trim, the driving in of nail heads and caulking had been accomplished. He expressed himself as pleased with the results and certain that the Tideway houses were in good shape for a number of years to come. He also indicated that the installation of several new doors and necessary caulking work had been accomplished on Cola Ballena and Ballena Boulevard. He intended to notify the new Maintenance Committee Chairman of all the areas that still

required paint work, including the trim on several houses on Cola Ballena, and will recommend that this work become a top priority in the coming year.

Mr. Brunette then turned to the subject of the docks and the wave-maze. He indicated that the wave-maze had originally been improperly positioned by the builder, but had subsequently been repositioned at minimal cost and is now considered to be in the best possible position. He is satisfied that the anchors are well set on both units after several adjustments. The old, broken sections of docks have been moved and new dock tubs installed where required, with final alignment work to be accomplished shortly, and the broken units disposed of. All the dock and wave-maze work had been accomplished at a total cost of nearly \$10,000 under original estimates. Mr. Brunette noted that an ongoing program of dock maintenance was essential, since although the wave-maze had greatly decreased the surge factor, it could never be totally eliminated.

President Betts then presented his own report. He expressed satisfaction with the positive accomplishments that have taken place during the year. He mentioned the progress that had been made in the landscaping and beautification program and expressed the opinion that the entire property had not looked so well in years. He mentioned the relief of the Board that the wave-maze was finally a reality after so many months of negotiations with the various agencies involved. The completion of the dock repairs was also a milestone. He was delighted with how smoothly the painting of the Tideway houses had proceeded and with the quality of the work done. He then thanked the membership for having given him the opportunity to serve them on the Board, and stated that if re-elected he would be willing to continue to serve thereon, but not again as the President. He expressed his appreciation to the other members of the Board for their many hours of dedicated work on the affairs of the Association, and for the cooperation that they had extended to him.

President Betts then announced that, a quorum having been achieved either in person or by proxy as the result of late arrivals, the meeting was now open to nominations for membership on the Board for 1979. The following names were placed in nomination:

Robert Anderson, 334 Tideway
Darby Betts, 410 Tideway
Paul Marsh, 1201 Ballena
Harold Nelson, 354 Tideway
Ian Roger, 340 Tideway
Julia Rosenblat, 1207 Ballena

The meeting was then recessed to permit the vote tally, and after being recalled to order the results were announced indicating the election of the following five members to the Board:

Robert Anderson
Darby Betts
Paul Marsh
Harold Nelson
Julia Rosenblat

There being no further business, the meeting was adjourned at approximately 10:30 p.m.

Respectfully submitted,

Patricia Hayes

Patricia Hayes,
Secretary

Approved:

Darby W. Betts
Darby W. Betts,
President