

# Ballena Bay Townhouse Association

P.O. Box 512 • Alameda, Ca. 94501

Minutes of Meeting  
Board of Directors  
January 12, 1982

The meeting was called to order at 7:58 PM at the Main residence, 463 Cola Ballena Dr., by Ian Roger, President, who presided. Present were Ken Main, Tom Sullivan, Carole Hansen and Ian Roger.

Homeowners' Business - None

The minutes of the previous meeting were approved.

There were no matters arising from the minutes.

Correspondence - None

Treasurer's Report - An interim year end report was provided. We operated within our budget throughout the year; actually we were \$11,681.76 under budget. This amount will be applied to the maintenance reserve for the ensuing year. The Board directed the President to search for an Assistant Treasurer, as our Treasurer's work schedule does not permit him to attend all Board meetings. The Board unanimously commends the work done by the Treasurer for the Association.

Grounds and Maintenance Report - Tom Sullivan reports that all is progressing satisfactorily.

Cities and Other Associations - There has been a formal appeal to the Planning Board relative to the proposed low income housing. A hearing will be held on February 14, and Ian will attend.

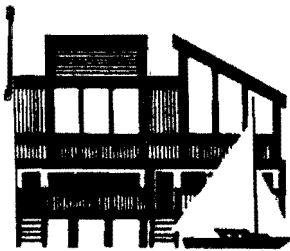
The President had nothing to report, there was no new business and no old business.

The meeting was adjourned.

Carole Hansen, Secretary

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Ian Roger, President



# Ballena Bay Townhouse Association

P.O. Box 512 • Alameda, Ca. 94501

Minutes of Meeting  
Board of Directors  
February 16, 1982

The meeting was called to order at 6:46 PM at the Hansen residence, 1233 Ballena Blvd., by Ian Roger, President. Present were Carole Hansen, Ken Main and Ian Roger.

Ian advised the Board that John Sullivan, Treasurer, finds it necessary to resign as a Board member due to his work schedule. He will, however, remain an officer and continue to function as Treasurer, providing an Assistant Treasurer can be found. Don McHugh of 402 Tideway Dr. was introduced and elected to the Board. Ken Main moved that Mr. McHugh be appointed Assistant Treasurer. The motion was seconded and carried.

Homeowners' Business - Mr. Schwartz of 344 Tideway Dr. rents his house out. He has a likely rentor with a sailboat; the sailboat will overhang the headfloat but will not exceed 10% of the boat's length as specified in the CC&R's.

Ken Main moved that the previous minutes be approved. The motion was seconded and carried.

Ian gave the Treasurer's report. We are running slightly under the budget. Some members are still delinquent with their dues. Our Assistant Treasurer will make a formal report on this in the next Board meeting, complete with names. Carole Hansen moved that the Treasurer's report be accepted. Ken Main seconded and the motion carried.

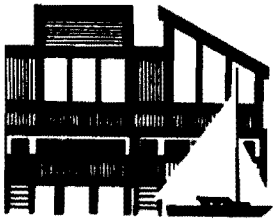
Ian gave the Grounds and Maintenance report. We are now employing one maintenance man and one gardner. Extensive dock repairs, tree work, etc. will immediately commence. Our maintenance man has 2 years experience as an apprentice carpenter, and our gardener has many years of gardening experience with the Bureau of Electricity and the Alameda Golf Course. Don McHugh moved that the Grounds and Maintenance report be accepted. The motion was seconded and approved.

There was no President's report, no new business and no old business. Carole Hansen moved the meeting be adjourned. Ken Main seconded and the motion carried.

Carole Hansen, Secretary

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Ian Roger, President



# Ballena Bay Townhouse Association

P.O. Box 512 • Alameda, Ca. 94501

Minutes of Meeting  
Board of Directors  
April 15, 1982

The meeting was called to order at 8:00 PM at the Roger residence, 340 Tideway Dr., by Ian Roger, President. Present were Don McHugh, Ian Roger and Carole Hansen.

Homeowner's Business: Al Hansen of 1233 Ballena Bl. presented two items for resolution, the first one being a problem with his roof collecting rainfall and dripping it onto the deck (channel side) for long periods of time following a rain. His concern is with the potential damage to both the roof and the deck, particularly the roof, as an excessive concentration of water could result in leaks or cave-ins. Mr. Hansen was advised by Mr. Roger that the Association does not deal with structural matters and is responsible only for the actual roof covering. Furthermore, he advised Mr. Hansen that any damage to the roof would be the responsibility of the homeowner, and if that damage affects an adjoining roof, then that homeowner would be responsible for his or her portion.

Mr Hansen then presented his second item, that of rotting support beams between the steps from the deck and the ramp to the dock. Mr. Roger advised that this was also a structural matter and therefore not the responsibility of the Association.

The minutes of the previous meeting were approved.

There were no matters arising from the minutes, and there was no correspondence.

Treasurer's Report: Don McHugh presented the Treasurer's Report. We are still running within our budget.

Grounds & Maintenance Report: Ian Roger gave the report as Tom Sullivan was not able to attend. The recent bad weather prevented much work being done, consequently the schedule is behind. The employees are paid only when they work, so the Association was not out any money in that regard.

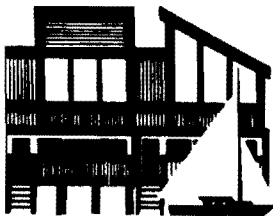
Repairs are necessary on the watering system, as some damage has been caused by vehicular traffic. Apparently some driveway traffic has been knocking out sprayheads; the Board asks that homeowners be careful not to get too close to the shrubbery with their autos. In cases of repeated breakage, consideration will be given to assessing the responsible homeowners.

Considerable damage was done to the docks during the recent storms, and repair is proceeding on a carefully prioritized schedule. Also this has prevented other forms of maintenance from being completed.

City and Other Associations: nothing to report.

President's Report: Ian Roger gave the President's report. He regrets that no "thank-you" acknowledgements have been published since the rains, but they will be forthcoming.

There is a problem with defecation of animals on our properties as they are walked by their owners. The President directed the Secretary to inquire as to



# Ballena Bay Townhouse Association

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any City or County ordinances or laws which could be invoked. Concern has been expressed by many homeowners.

New Business: Don McHugh brought up the subject of the work being done by the dredge near the channel. When the ramp is completed we may have some problems, as more boats may attempt to go through our channel. We will look into new signs, such as 5 MPH, No Anchoring, No Landing, and Low Bridge. Ian Roger was empowered to install such signs.

There was no old business.

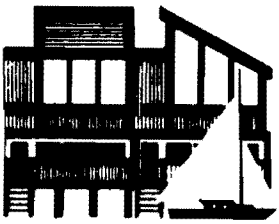
The next meeting of the Board of Directors will be at the McHugh residence, 402 Tideway Dr., May 12th at 7:30 PM.

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Carole Hansen, Secretary

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Ian Roger, President



# Ballena Bay Townhouse Association

P.O. Box 512 • Alameda, Ca. 94501

Minutes of Meeting  
Board of Directors  
May 12, 1982

The meeting was called to order at 7:42PM at the McHugh residence on Tideway Dr. by Ian Roger, President. In attendance were Don McHugh, Tom Sullivan and Carole Hansen.

## Homeowners' Business

Betty Oakey of Tideway Dr. was in attendance. She thanked the Board members for the time they had been contributing to the administration of the Association.

Mrs. Oakey then voiced considerable concern relative to the condition of the wave maze. She noted that debris and growth have been collecting on the maze over the past 12 months, and it is sinking more and more. This, she feels, is causing undue risk to our boaters, especially to those coming in at night. Mrs. Oakey also expressed concern over the docks, and feels we should be spending more money on them to do a better job. She also pointed out a potential fire danger in the brush adjacent to the Buono residence on Ballena Blvd. Mrs. Oakey said she would like to see the minutes of the Board meetings be more complete and issued earlier each month. In addition, she asked that the Board recognize her support of the letter delivered to all homeowners by Bob and Beryl Anderson.

Norm James of Ballena Blvd was also in attendance, and expressed concern regarding the condition of the wave maze. Mr. James feels that the maze was in poor condition even before the storms, and asked when this would be taken care of. Ian Roger replied that Dames and Moore have been put on notice, and work will be commencing shortly. Mr. James also voiced concern about the condition of the docks. He feels they are in very poor condition. Mr. Roger advised that the docks are being worked on. Mr. James noted that maintenance has been too long in coming, and maintenance deferred becomes repair. He advocates hiring extra help now to get the docks in shape. He also expressed dissatisfaction with the landscaping. He feels that the junipers are in need of trimming, and the overall area looks shabby. He has not seen the gardener about in some time, but when he did see him last, the gardener objected to removing leaves raked by homeowners. Tom Sullivan, Grounds and Maintenance Chairman, offered that the gardener has instructions not to take instructions from homeowners. Specific requests should be directed to Tom so that the entire landscaping operation can proceed on a priority-driven schedule. He also noted that due to the bad weather it was impossible for everything to be kept up; many days it was too stormy for any work to be done.

Mr. James requested an estimate as to when maintenance would begin on the next set of docks. Mr. Roger agreed to check and advise him tomorrow. Mr. James went on to say that he feels mostly patchwork is being done, not repairing in the true sense. A discussion ensued as to ways to deal with dock repair. Mr. James asked that we consider starting maintenance work earlier in the day in order to get more accomplished. Mr. Roger offered that the maintenance man comes on at 8:00 AM now, and he (Mr. Roger) fears homeowners will complain about the noise if work starts earlier than that. Mr. James stated that no one would complain if things would just get fixed.

Further discussion about the wave maze developed. It was noted that 1/3 of the bolts were replaced in the last repair session.

Mr. James reiterated that he was appalled by the condition of the docks, and said both he and Bob Anderson of Ballena Blvd. have property up for sale. The condition of the docks is having a negative effect on their sales efforts. Mr. Roger said he would talk to the real estate people and to prospective buyers as well to explain what we're doing to remedy the situation in the way of repairs. Betty Oakey asked why additional personnel couldn't be brought in to help at this time. Tom Sullivan offered that it usually takes twice as long that way because of the existing man having to train and administer the new person. Also, reliability is a factor here. Ian stated that the maintenance man was gone for 2 weeks, but it was beyond our control. The man is now putting in more hours. Ian assured Norm James that his dock set is next on priority. There was then some discussion regarding problems caused by the turning of docks.

Bob Anderson of Ballena Blvd. voiced his concerns regarding the wave maze. He said that over 10 years ago he recommended an overlapping rock wall like the Navy has. Mr. Anderson says that thousands of dollars have been spent on the wave maze, but until an overlapping rock wall is put in, problems will continue. He asked if the Association had put in Marsh's and Russell's docks. Ian replied in the affirmative. Bob asked if he could request a piling to be out in where the problem is on their finger. Ian said that when we get to that finger we will talk to you and Pat Hayes about it.

Mr. Anderson brought up landscaping. He says that when he drives down Ballena Blvd. coming from Central it looks nice at first, but as soon as he stops and takes a good look it does not look very nice at all.

Norm James brought up the subject of the dredge working on the boat launch ramp, and asked if the group responsible would take care of removing the fill that is beginning to block portions of our channel. Betty Oakey advised that there should be 8 feet of clearance. Ian Roger said he would look into the matter. Mrs. Oakey asked if we could get a diagram of what they are doing; Ian said he would try to obtain one.

Betty Oakey asked about the spraying of trees. Ian said we are now pollarding them at the rate of 2 per week; Betty stated that their tree needs something done to it as soon as possible.

Mrs. Oakey then said that she wants "structural" defined relative to the responsibility of homeowners versus that of the Association. She would like to see something in writing. Ian Roger replied that it was already in writing in the CC & Rs.

There was no further homeowners' business.

The minutes of the previous meeting were approved.

There were no matters arising from the minutes.

There was no correspondence.

#### Treasurer's Report

The Treasurer's Report was given by Don McHugh. He advised that we should have a financial statement available by the time of the next meeting. We again have the problem of delinquent Association dues. It was suggested that the existing 10% penalty on late dues be raised or another type of fine imposed on the offenders. Carole Hansen suggested that the problem be addressed at the next General Meeting in the fall, as it takes 75% voter approval to make a change of this nature. Don McHugh moved the Treasurer's Report be accepted. Tom Sullivan seconded and the motion carried.

Tom Sullivan gave the Grounds and Maintenance Report. We are progressing with a prioritized schedule for landscaping, and the sprinkler system is now in order. Twelve pine trees have been purchased for planting between the Ballena Blvd. homes and Ballena Blvd. We are going as fast as we can and will continue to do so.

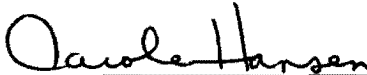
Once the docks are repaired, work will then proceed on the ramps, decks and railings. Tom moved that the Grounds and Maintenance Report be accepted. Don McHugh seconded and the motion carried.

Cities and Other Associations/Presidents Report

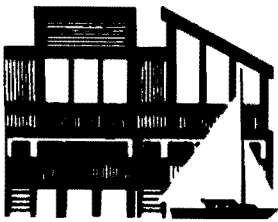
Ian Roger reported that Harbor Operators has applied to the City to turn the tennis courts into boat storage. The property is owned by the City and leased by Harbor Operators. The City has been made aware that these tennis courts were part of the inducement to buy into our development, and approval has been deferred. The matter has been continued until May 17th.

Ian also reported on the low-cost housing proceedings. This has also been deferred until May 17th.

There being no new business and no old business, the meeting was adjourned at 10:27PM. The next meeting will be held at Tom Sullivan's residence on Cola Ballena on June 16th.

  
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Carole Hansen, Secretary

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Ian Roger, President



# Ballena Bay Townhouse Association

Minutes of Meeting  
Board of Directors  
June 16, 1982

P.O. Box 512 • Alameda, Ca. 94501

The meeting was called to order at 7:40 PM at the Roger residence, 340 Tideway Dr., by Ian Roger, President. Present were Don McHugh, Ian Roger, Carole Hansen, Ken Main, Tom Sullivan & John Sullivan.

After discussion the minutes of the previous meeting were approved. There were no matters arising from the minutes, and there was no correspondence.

Treasurer's Report: Don McHugh presented the Treasurer's Report. We are still running within our budget. John Sullivan & Ken Main discussed possible new investment possibilities. John agreed to look into these & report them. The treasurer's report was accepted.

Grounds & Maintenance Report: Was given by Tom Sullivan. The areas are beginning to reflect the programmed work and marked improvement has been noted. The docks are still a problem but we are converting to compression instead of tension connections, the projected wave maze temporary action & longer term repair should alleviate this.

City and Other Associations: nothing to report.

President's Report: Ian Roger gave the President's report. He reported that the Harbor has donated seven concrete suppressors which Jim Forni is repairing. These will be positioned as a temporary measure outside the failed wave maze. The negotiations with Dames & Moore are progressing satisfactorily.

There was no new business & no old business.

As is our custom there will be no July Board of Directors meeting. The next meeting will be at the call of the chair.

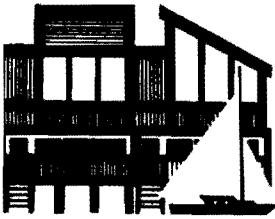
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ACTING SECRETARY

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PRESIDENT





# Ballena Bay Townhouse Association

Minutes of Meeting  
Board of Directors  
August 31, 1982

P.O. Box 512 • Alameda, Ca. 94501

The meeting was called to order at 7:40 PM at the Roger residence, 340 Tideway Drive, by Ian Roger, President. Present were Don Mchugh, Tom Sullivan & Ian Roger.

The minutes of the previous meeting were approved. There were no matters arising from the minutes.

A Letter of resignation was received from Carole Hansen. The resignation was accepted. It was moved, seconded and passed that Dick Aronoff of 1225 Ballena Blvd. be approved a director and elected secretary to serve for the balance of the year.

Correspondence: A letter was received from Mr. Richard Held enclosing a paid bill to Roto-Rooter. After discussion it was moved, seconded and carried that the secretary be instructed to reply to Mr. Held informing him that the Association would not be responsible for any charges incurred without prior authorization and that the other repair he had requested would be scheduled.

Treasurer's Report: Don McHugh gave the Treasurer's Report that showed the Association to operating within its budget. He brought to the attention of the Board that two homeowners have prepaid their dues through the end of the year also that one homeowner is badly in arrears. The President was instructed to contact the homeowner in order to resolve this matter. The Treasurer's Report was accepted and the Assistant Treasurer was asked to convey the Boards thanks to the Treasurer, John Sullivan.

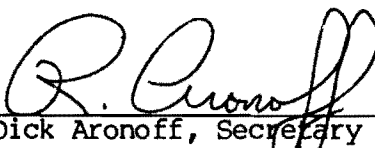
Grounds & Maintenance Report: Tom Sullivan gave the Grounds & Maintenance Report. A new gardener has been hired and the grounds are reflecting the improved service. Some homeowners on Cola Ballena have asked the gardener not to pollard the trees outside their homes. It was decided to carry on with the project unless a particular homeowner could make a strong case not to do so. Any homeowner having such a request should contact Mr. Sullivan, not the gardener. The dock repairs are substantially finished and we are now proceeding with deck treatment with waterseal. When this is completed we will start the dock painting followed by ramps and railings. The Grounds & Maintenance Report was accepted.

City & Other Associations: Ian Roger reported that the low cost housing that had been the subject of a petition, the petition having been overruled by a judge.

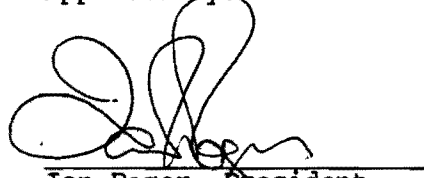
President's Report: The President read his report which has been distributed to the membership.

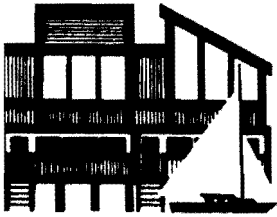
There being no new business and no old business the meeting was adjourned at 10:15 PM.

Submitted by:

  
Dick Aronoff, Secretary

Approved by:

  
Ian Roger, President



# Ballena Bay Townhouse Association

Minutes of Meeting  
Board of Directors  
September 20, 1982

P.O. Box 512 • Alameda, Ca. 94501

The meeting was called to order at 7:35PM at the Roger residence by Ian Roger, President. Present were: Don McHugh, Tom Sullivan and Ian Roger.

Homeowners' Business: Mr. Don Brunnette submitted plans and a request to build a log storage unit on his deck. Since there was no indication that his neighbors were aware of this request the President agreed to contact the neighbors involved, and the decision was deferred until the next Board Meeting.

A letter was received from Mr. Dick Aronoff asking for an after the fact approval for a hydro-therapy tub installed in his front patio. The Board decided to approve this installation as it did conform to the requirements of the Architectural Committee and would have received approval had it been sought in advance. However, the Board decided to notify all members that in the future, no installation would be approved in an after the fact situation and that any future alterations not authorized in advance would be disapproved regardless of merit.

The Minutes of the previous meeting were approved.

In matters arising from the minutes, the President reported on a meeting with the homeowner whose dues were in arrears. He delivered a check for a major portion of the delinquent dues including penalty and a payment formula for the complete amount of dues and penalties owed. The Board decided to accept this formula.

There was no correspondence.

The Treasurer's Report was presented by Don McHugh. This report showed the Association operating well within its budget and the report was accepted.

Tom Sullivan presented the Grounds & Maintenance Report. He stated that the new gardener was working out well. Also, that we have commenced treatment of the decks. Fourteen were completed at the time of his report. When this is completed, we shall proceed with dock painting followed by ramp and railing painting.

There was nothing to report under City & Other Associations and Authorities.

The President reported that the amendment to the C C & R's authorizing the Association to convey common property to members was passing with more than 80% of the membership approving. So far only 2 members out of 80 had declined to sign the amendment.

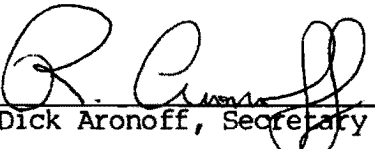
The President then reported on the continuing negotiations with Dames & Moore & Allstate to complete the agreement over the wave-maze problem. The President was authorized to proceed with these negotiations.

Under New Business, the President reported the death of fellow homeowner and Safety & Security Chairman, Darrell Hickman. The Board unanimously expressed tribute to Mr. Hickman and condolences to his widow, Phillis.

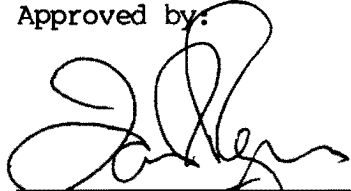
Mrs. Shep Gallup has been appointed chairwoman of Safety & Security and there will be a meeting of the Association addressing Safety & Security on October 26 at 7:30PM at the Ballena Bay Yacht Club.

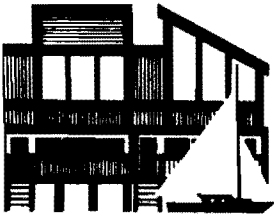
There was no Old Business and the meeting was adjourned at 8:30PM.

Submitted by:

  
Dick Aronoff, Secretary

Approved by:

  
Ian Roger, President



# Ballena Bay Townhouse Association

Minutes of Meeting  
Board of Directors  
October 19, 1982

P.O. Box 512 • Alameda, Ca. 94501

The meeting was called to order at 8:00PM at the Roger residence by Ian Roger, President. Present were: Don McHugh, Tom Sullivan, Dick Aronoff and Ian Roger.

Homeowners' Business: Mr. Bob Liptai submitted plans for remodeling his entry patio. Since his neighbors approved his plans and since no changes would be visible from without his premises, the Board aproved his plans.

The Minutes of the previous meeting were approved.

In matters arising from the minutes, Mr. Don Brunnette's plans for a log storage unit on his deck may need more adjustment to conform in size with a similar unit currently installed. The President was delegated to aprove the plans when the specifications for Mr. Brunnette's log storage unit matched these, with the provision that no complaints were received from other homeowners.

The President was directed to follow up on the matter of the homeowner whose dues were in arrears.

The President reported that the amendment to the C C & R's authorizing the Association to convey common property to members was passed and recorded. For those who did not get a chance to sign, signatures are still being accepted.

No correspondence was received.

The Treasurer's Report was presented by Don McHugh. This report showed the Association operating within its budget. A major expenditure during October was for Thomson's Water Seal for the decks. The report was accepted.

Tom Sullivan presented the Grounds & Maintenance Report. The decks are substantially sealed. Only some of the interior decks remain. These decks will be done by appointment or materials will be made available to the homeowners. Dock painting has been interrupted by an unscheduled dock repair. Dock painting, scheduled to be completed by the end of November, will be followed by ramp and railing painting. The report was accepted.


There was nothing to report under City & Other Associations and Authorities.

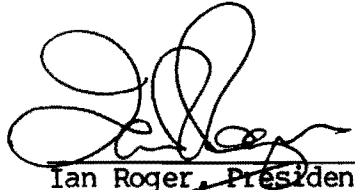
The President then reported on the continuing negotiations with Dames & Moore & Allstate to complete the agreement over the wave-maze problem, the emphasis of which was in the October notes to homeowners.

There was no New Business or Old Business and the meeting was adjourned at 9:30PM.

Submitted by:

Approved by:

  
Dick Aronoff, Secretary

  
Ian Roger, President



# Ballena Bay Townhouse Association

Annual Meeting Minutes  
November 30, 1982

P.O. Box 512 • Alameda, Ca. 94501

The meeting was called to order by Ian Roger, President, Ballena Bay Townhouse Association.

Tom Albin certified a quorum was present consisting of 36 homeowners present and 26 additional proxies, exceeding the minimum requirements of a total of 41.

The Minutes of the previous meeting were distributed. It was then moved, seconded and passed that they be accepted.

**The Treasurer's Report** was presented by Don McHugh in the absence of John Sullivan. Copies showing year to date balances as of October 31, 1982 were distributed. The reports showed that the CAPITAL MAINTENANCE RESERVE account has grown to almost \$100,000 during the year, and a discussion of the limits on retained earnings suggested that in the future a greater part of our dues would be spent on mainenance rather than reserved for maintenance. Discussion of the maintenance reserve also lead to a brief discussion of our present insurance coverage. It was stated that Bill Godfrey, our agent, would be happy to supply any homeowner with a summary of his coverage.

It was moved, seconded and passed that in the future a copy of the treasurer's report should be distributed with the notice of annual meeting so as to give the membership an opportunity to review the statement prior to the meeting. After a delay for copies of the report to be distributed and studied, it was moved, seconded and passed to approve the Treasurer's Report.

Tom Sullivan gave the grounds and maintenance report. Tom reported that we have two full time employees dedicated to landscaping. The intent was to get caught up in the tree pruning and pollarding. Landscape maintenance was proceeding quite well until the recent storm caused a setback. Dock maintenance will also be needed to offset the effects of the recent storm. A question on the status of house painting was raised. It was stated that the current mode of operation required that the storm damage be repaired before major projects such as house painting could commence. Further more, it is intended to hire additional staff to accelerate both the repairs and future maintenance. A question was raised as to whether or not the Board promised at the 1981 annual meeting to paint one house each week during 1982. As the minutes did not reflect this, the President promised to attempt to resurrect the tapes of the previous annual meeting. It was clarified that the scope of maintenance provided for by the Association's C.C.& R's does not include correcting any original structural defects found in the houses. It was moved, seconded and passed to accept the grounds and maintenance report.

Ian Roger delivered the President's report. Ian started by relating the history of the floating wave-maze and then reported that at 4:30 that very afternoon we, the Association, had settled with the suppliers of the wave-maze for \$81,400. This would both allow us to construct a new wave-maze of superior design and also reimburse us for damages we had sustained due to the inadequacy of the old wave-maze. Bob Partridge reported on the legal aspects of the negotiations and settlement with Alstate and Dames & Moore. Ian described the differences between the designs of the old wave-maze and the new wave-maze. The cost of the new wave-maze will be \$50,000 plus \$4,000 for a five year inspection. It is intended that the new wave-maze will be constructed in the bay just north of Tideway circle by the contractor that

built the addition to John Russel's home. It was moved, seconded and passed that the President's report be accepted. The President received a round of applause for a job well done.

It was then moved, seconded and passed to direct the President to enter into a contract with the contractor who bid on the wave-maze and to get the construction started.

Questions concerning the poor TV reception on the island and deterioration of the lighted house numbers were discussed. Ian described the prototype antennae designed by Norm James that was to be tested and possibly manufactured for use by members. It was suggested to use Ed Clancy's home for the test.

The necessity of a traffic light at the corner of Central Ave. and Ballena Blvd. was discussed by both Ian and Terry Klaus. A petition to the traffic advisory committee was circulated for signing. It was moved, seconded and passed to instruct the President to follow up on the traffic light.

A large discussion of the scheduling of Board Meetings for the convenience of Association Members to attend. The Board, comprised entirely of volunteers, holds meetings for its business and prefers that they not be turned into political general meetings by the regular attendance of observers. If an Association Member has business before the Board a phone call to any Board Member will be sufficient to receive the time and place of the next Board Meeting. It was moved and seconded that the schedule for Board Meetings be either regular or made public 5 days prior to the meeting and that the agenda for the meeting also be made public. The motion failed to pass.

Nominations were opened for the election of the 1983 Board. Nominations were made as follows: Ian Roger, Dick Aronoff, Jim Forni, Tom Sullivan, Tom Mc Hugh. It was moved, seconded and passed to close nominations. As there were five nominees for five positions, no vote was necessary.

There being no further business the meeting was adjourned at 10:03 PM.

Submitted by:

Approved by:

Dick Aronoff, Secretary

Ian Roger, President



# Ballena Bay Townhouse Association

Minutes of Meeting  
Board of Directors  
December 22, 1982

P.O. Box 512 • Alameda, Ca. 94501

The meeting was called to order at 8:00PM at the Roger residence by Ian Roger, President. Present were: Don McHugh, Tom Sullivan, Jim Forni, Dick Aronoff and Ian Roger.

No homeowners' business was received.

The Minutes of the previous meeting were approved.

**In matters arising from the minutes**, the homeowner whose dues were in arrears has substantially reduced his overdue debt and the President was directed to continue to follow up.

A letter from the chief of police of Alameda was received, acknowledging the receipt of our letter.

Mason-McDuffie has partially corrected the "FOR SALE" sign on Ballena Blvd. They removed the second sign. The remaining sign however was left planted in a garbage can, not a tastefully landscaped half barrel as we had suggested. The President was designated to follow up on this problem with Great Western.

**The Treasurer's Report** was presented by Don McHugh. Don was questioned on the method of accounting used in the reporting of the "Federal and State Income Tax" line on his report. Don promised an answer at our next board meeting. The current maintenance expenditures in excess of the budget can be explained by bulk buys of Thompson's Water Seal & paint. State and Federal income tax was not a budget item in 1982, but it will be in 1983 and presumably it can be covered by our current budget surplus. Don was directed to look into transferring our bank accounts into the new market interest insured accounts now being offered by many banks.

It was moved by the board to include into the minutes a grateful acknowledgment of the fine work John Sullivan has done in setting up the 1982 budget and acting as treasurer.

Tom Sullivan presented the **Grounds & Maintenance Report**. The shredding accident that befell our maintenance worker was discussed and follow up actions were assigned. Sealing decks has been completed for now. The white part of the dock painting has been completed, and we have started the painting of the gray corner pieces and the ramps. When that is completed then we will start the railings. The current storm damage will be inspected by the insurance company's claims adjuster before it is repaired, but the repair of this damage is not expected to impact our current maintenance schedule. Considerable tree loss occurred as a result of the storms and this is not covered by our insurance.

**Under City & Other Associations and Authorities**, the President has attended meetings of both the Traffic Advisory Board and the School Board in support of the proposed traffic light on the corner of Ballena Blvd. and Central Ave. The next meeting on the traffic light will be January 12, 1983. Also, the President attended a meeting of the East Bay Regional Park District to discuss a proposed marina at Crown Harbor in front of Paden School. We feel comfortable in the fact that we will be aware of any progress made.

The President reported the details of the Annual Meeting. The new Board being

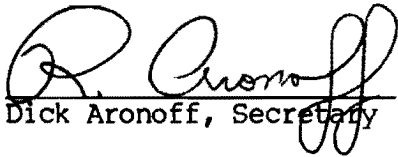
present, election of its officers was held. Ian Roger was elected to a new term as President. Tom Sullivan was elected Vice-president. Dick Aronoff was elected Secretary. John Sullivan was appointed to the job of Treasurer. Don McHugh was appointed Chairman of the Finance Committee and Assistant Treasurer with signing authority along with the President. Jim Forni was appointed Chairman of the Grounds and Maintenance Committee along with remaining Chairman of the Wave-maze Committee.

Under New Business, the Wave-maze contract was discussed. Additionally there was a most successful Christmas Party, and our thanks go to Marguerite Sullivan and her committee: Shep Gallup, Bev Brunette, Diane MacDonald & Sally Tonningsen. There being no further business the meeting was adjourned at 10:30PM.

The next meeting of the Board was scheduled for January 27 at the home of Don McHugh.

Submitted by:

Approved by:

  
Dick Aronoff, Secretary

  
Ian Roger, President