

# Ballena Bay Townhouse Association

Minutes of Meeting  
Board of Directors  
November 18, 1983

P.O. Box 512 • Alameda, Ca. 94501

The meeting, held at the residence of Fred Mason, was called to order at 7:53PM by Ian Roger, President. Present were: Tom Sullivan, Fred Mason, Dick Aronoff and Ian Roger.

No **HOMEOWNERS' BUSINESS** was pending.

The **MINUTES** of the previous meeting were approved as submitted.

Under **MATTERS ARISING FROM THE MINUTES**, on the subject of earthquake insurance, Ian reported that he had distributed a notice to all homeowners that the topic was going to be discussed at the Annual Meeting. William Godfrey, our insurance agent, will make a presentation at the Annual Meeting. All literature presented will be made available to homeowners unable to attend the Annual Meeting. All homeowners will then be polled in writing as to their earthquake insurance preferences. This poll shall be completed by the 15th of December. Assuming 60 of the 80 registered homeowners so direct, the Board will purchase the earthquake insurance. The 1982 annual meeting will be 30th of November. The notices are out and the president has arranged for the necessary committees to staff the meeting.

No **CORRESPONDENCE** was received.

The **TREASURER'S REPORT**, was distributed by Ian Roger. The balance sheet dated October 30, 1983, was discussed and then accepted. The balance sheet showed a net gain for 1983 to be \$8,412 as of this statement. Homeowners in arrears were individually discussed, and the president promised to follow up on each.

Ian Roger presented the **GROUNDS & MAINTENANCE REPORT**. Our own dock maintenance is proceeding ahead of our anticipated schedule. Before the winter's storms hit, we will be in a better position than we have been for many, many years. Dock repairs and replacements by the Bellingham Co. is almost completed. The engineer reported that some damage to the docks is being caused by dock boxes and dinghies stored on the docks. Ian proposed that the salvable parts of replaced docks could be used to provide dinghy floats behind each head float. Dock piling extensions are being worked on by Fritz Mason, our maintenance chairman, before the very high tides expected in early December. We have done a considerable amount of painting and will continue to paint those areas of each house where necessary. Our intent is to have the homes in good condition to withstand the forthcoming winter. Preventive maintenance by Atlas Roofing seems to have paid off. We had only 4 roof leaks. The grounds are in the best shape we've had them for many years. Our experimental lawn looks as though it's going to take and this may well be a precursor for what we can do in the future.

Under **CITY & OTHER ASSOCIATIONS AND AUTHORITIES**, the President reported there has been no activity on the East Bay Regional Park Marina or the development by Ray Hoskins. Construction of the traffic light on Central & Ballena Blvd. is now complete. It should be activated soon.

The **PRESIDENTS REPORT**. Ian reported that most of what he had to report on was covered in a letter to the homeowners which he summarized.

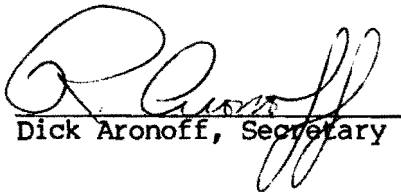
There was no **NEW BUSINESS**.

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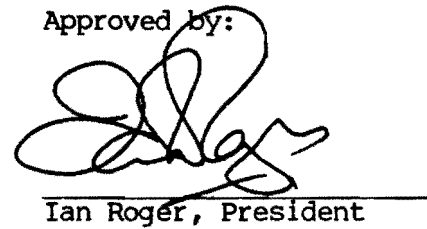
The next meeting of the Board will be scheduled at the call of the chair.

There being no further business the meeting was adjourned.

Submitted by:

  
Dick Aronoff, Secretary

Approved by:

  
Ian Roger, President