



Ballena Bay Townhouse Association

P.O. Box 512 • Alameda, Ca. 94501

Minutes of Meeting
Board of Directors
December 17th 1987

The meeting was called to order by the President at 8.15 p.m. Attending at the Roger residence were Ian Roger, Don McHugh, Bob Smith and Hoppy Hopkins.

Homeowners Business.

A request was received from Mr & Mrs William Mills for an after the event approval of a storage facility that had been built on the deck of their home at 320 Tideway. The board's stated policy is not to approve such after the event applications. However as the closet is identical to those previously approved and there is little doubt that the board would have approved it had application been made, also the request did contain an apology for the omission, the board voted to approve the request. The applicant will be warned that any further unauthorized work will result in disapproval and action to enforce removal.

A new proposal submitted by Julie Barnes to swing the ends of the finger docks at 1207 and 1209 Ballena Blvd without joining them as one continuous dock paralleling the shore and not making one continuous head float between 1201 and 1215 Ballena Blvd was discussed and tabled. Arguments against the proposal were received from three of the homeowners on the two headfloats. Objections still concerned issues of security, privacy, fire and safety hazards. A major and possibly very valid objection was the loss of guest docking. The secretary was asked what size of vessels could be accommodated if the change were approved, he was of the opinion that the intention was to in some way moor boats at a 45% angle across a right angled dock. If this were the case it was not considered acceptable since it would certainly prevent guest berthing. After tabling the proposal the board asked the secretary to obtain the actual measurements on a properly drawn to scale plan in order that the board could rule on the merits of the case. The board was unanimous that the question of whether or no property was for sale could not be allowed to influence their decision.

Page 2.

An incomplete application was received from Charles Gallup for board approval of a partially completed project that had been placed on property owned by the association. This project which had been commenced without the association's knowledge was the subject of a stop work order from the city of Alameda. The city permit department having informed the association that no work should have been commenced prior to the issuance of a permit and that no further work should be done without a permit. After legal advise the association had asked Dr. Gallup to submit a proper application to the board and for an assurance that if the board should approve that all costs be borne by him.

Minutes of Previous Meeting. The minutes of an earlier meeting which had been prepared by Dick Aronoff and which had not been available as he had been held up by a delayed aircraft were approved as were the minutes of the previous meeting.

Matters Arising from the Minutes. There were no matters arising.

Correspondence. There was no correspondence to be considered

Treasurers Report. The Treasurers reports for the months of October and November were approved as presented.

One homeowner has failed to make payment to the association for his new roof despite many promises to do so. He had originally asked to delay payment until his house refinancing was complete but has not kept his word. The president was directed to take appropriate steps to recover the association's money.

Grounds and Maintenance. The Grounds and Maintenance Report was given by Ian Roger. Work continues on the construction of new dock ramps. Many completed ramps are already in place, the improved construction method has resulted in many compliments. The ramps are which will last much longer than the originals, are being replaced in order of deterioration.

The maintenance crew foreman who was promoted to succeed his brother was working out well and two workers have been added on a temporary basis to catch up for the time that we had been shorthanded.

Page 3.

The lawn between 1215 and 1223 Ballena Blvd where the area was de-rooted and reseeded was coming back well.

City and Other Associations.

There was nothing to report

President's Report.

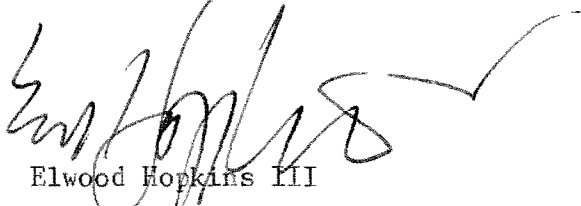
The President had nothing extra to report.

Old Business. There was no old business.

New Business. There was no new business.


The Meeting was adjourned at 10.15 p.m. the next meeting will be at the call of the Chair.

Submitted by:

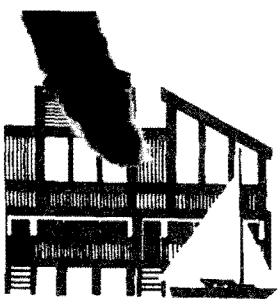


Elwood Hopkins III
Secretary

Approved by:



Ian Roger
President.



Ballena Bay Townhouse Association

P.O. Box 512 • Alameda, Ca. 94501

Minutes of Meeting
Board of Directors
October 29th 1987

The meeting was called to order by the President at 8.30 p.m. Attending at the Roger residence were Ian Roger, Don McHugh, Jon Walker, and Hoppy Hopkins.

Homeowners Business. A proposal submitted by Julie Barnes to modify the finger docks at 1207 and 1209 Ballena Blvd was discussed and rejected. Arguments against the proposal were received from a majority of the homeowners on the two headfloats. Objections concerned issues of security, privacy, fire and safety hazards. Major objection was the possible loss of guest docking. A letter of complaint was received from John Conner about the alarm system at the Oliver residence. Mr Oliver will be asked to correct this.

John Buono drew the boards attention to his dock which was beginning to list and also mentioned his piling . The dock was not deemed to be a problem yet but will be watched. The piling in question belongs to Mr. Buono and not the Association.

Mr Shiley requested permission for an after the event approval for a storage facility on his deck at the Mills home, this was approved.

An incomplete proposal submitted by the Gallups 415 Cola Ballena, to regularise work already begun on common property was denied until the proper notifications had been made and proper plans and details submitted. The City had already placed a stop order on the work and the board after seeking legal counsel, had posted a notice of non responsibility.

Minutes of Previous Meeting.

The minutes of the previous meeting were approved as presented.

Treasurers Report

The treasurers reports for the months of July, August and September were approved as presented.

Page 2.

Grounds and Maintenance. The Grounds and Maintenance Report was given by Ian Roger. The maintenance crew have been working one man short, we are attempting to hire a replacement. Painting is up to schedule. The grounds are being upgraded according to plan.

The water main between 1215 and 1223 Ballena Blvd was fractured by a tree root. The pipes have been replaced , the area de-rooted and the lawn reseeded. New sprinkler controls are currently being installed

City and Other Associations.

The Hotel proposed for Ballena Isle had been temporarily withdrawn.

President's Report.

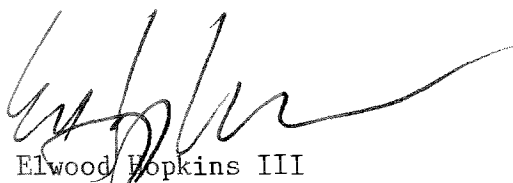
The President had nothing extra to report.

Old Business. There was no old business.


New Business. There was no new business.

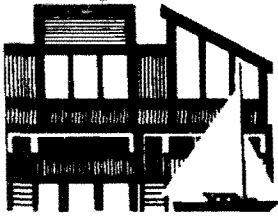
The Meeting was adjourned at 10.30 p.m. the next meeting will be at the call of the Chair.

Submitted by:


Elwood Hopkins III
Secretary

Approved by:


Ian Roger
President.



Ballena Bay Townhouse Association

P.O. Box 512 • Alameda, Ca. 94501

Minutes of Meeting
Board of Directors
July 16th 1987

The meeting was called to order by the President at 8.20 p.m. Attending at the Roger residence were Ian Roger, Don McHugh, Jon Walker, Bob Smith and Hoppy Hopkins.

Homeowners Business. A proposal submitted by Julie Barnes to swing the end of the finger docks at 1207 and 1209 Ballena Blvd in order to join them as one continuous dock paralleling the shore and thus making one continuous head float between 1201 and 1215 Ballena Blvd was discussed and rejected. Arguments against the proposal were received from a majority of the homeowners on the two headfloats. Objections concerned issues of security, privacy, fire and safety hazards. Major objection was the possible loss of guest docking. After rejecting the proposal the president was authorized to meet with the homeowners concerned to discover whether a solution could be found. An application submitted by Archie Stone, 326 Tideway, to extend his deck and dining room was approved.

A proposal submitted by Jon Walker, 431 Cola Ballena, to enclose his carport was approved.

A renter submitted an inquiry to modify a dock to accommodate a larger boat. The board decided that it could not negotiate with other than the owners of the property.

Mel Schwartz, 453 Cola Ballena submitted a proposal to extend the headfloat in order to permit widening of the berths at 451, and 453 Cola Ballena. The expense of this undertaking would be borne by the participating neighbors with no financial expenditure by the Association. The proposal was approved

Minutes of Previous Meeting. The minutes of the previous meeting which had been prepared by Dick Aronoff were not available as he was held up by a delayed aircraft.

Matters Arising from the Minutes. There were no matters arising.

Correspondence. Jon Walker presented correspondence from Ed Clancy regarding his request for a letter to the board from the Association's attorney concerning interpretation of the CC&R's as to the Association's responsibility for roof repairs and replacement. The attorney, in a letter of May the 4th 1987, advised against such disclosure of any communication in this matter, stating that these communications were considered confidential since litigation is pending on the matter. A copy of the attorney's letter had been sent to Mr. Clancy. In addition, at the request of the President, the Attorney had spoken by telephone with Mr. Clancy on this matter. The President confirmed that this conversation did take place and that the Association had in fact been billed for this conversation.

Treasurers Report. The Treasurers report was not available for presentation due to a computer problem beyond the operators immediate control.

Grounds and Maintenance. The Grounds and Maintenance Report was given by Ian Roger. He and the maintenance crew have been hard at work constructing new dock ramps. Four completed ramps are already in place, using a considerably improved construction method. The ramps are both screwed and glued and will last much longer than the originals. Ramps are being replaced in order of deterioration.

The maintenance crew foreman had unfortunately to leave unexpectedly due to family illness. His brother has been promoted to succeed him and applicants are being interviewed to fill the vacancy.

The water main between 1215 and 1223 Ballena Blvd was fractured by a tree root. The pipes have been replaced, the area de-rooted and the lawn reseeded. New sprinkler controls are currently being installed

City and Other Associations.

There was nothing to report

President's Report.

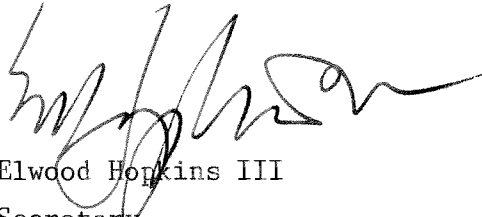
The President had nothing extra to report.

Old Business. There was no old business.

New Business. There was no new business.

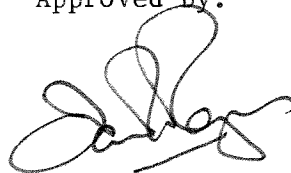
The Meeting was adjourned at 10.30 p.m. the next meeting will be at the call of the Chair.

Submitted by:

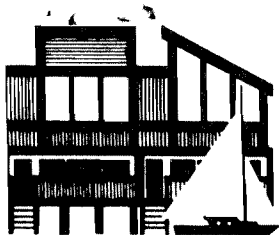


Elwood Hopkins III
Secretary

Approved by:



Ian Roger
President.



Ballena Bay Townhouse Association

Minutes of Meeting
Board of Directors
April 28, 1987

P.O. Box 512 • Alameda, Ca. 94501

The meeting, held at the residence of Ian Roger, was called to order at 7:30 P.M. by Ian Roger, president. Present were: Don McHugh, Hoppy Hopkins, Pat Hayes, Jon Walker, Bob Smith, Dick Aronoff and Ian Roger.

A slate of officers amongst the new board was presented by Ian and was accepted unanimously. The individual duties of board were allocated as follows: Ian Roger, President; Jon Walker, Vice-President; Hoppy Hopkins, Secretary; Don McHugh, Treasurer; Pat Hayes, Docks & Moorings; Bob Smith, Assistant Treasurer; and Dick Aronoff, Assistant Secretary.

Under **HOMEOWNER'S BUSINESS** Don Gutleben's request for moving docks to make room for his oversized boat was discussed. This request was initially opposed as presented, but was finally approved subject to obtaining consent of his neighbors.

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

There was no discussion under **MATTERS ARISING FROM THE MINUTES**.

CORRESPONDENCE sent by the Board to Mr. Sergio Gerin concerning an advertisement to sell his boat with "dock included", and to Mr. John Conner confirming the status of his "lions".

The **TREASURER'S REPORT**, was distributed by Don McHugh. The balance sheet, operating statement, and the bank reconciliation dated March 31, 1987 was discussed and then accepted. One homeowner is delinquent.

	March 31, 1986
CASH IN BANK:	\$133,847.88
MAINTENANCE RESERVE:	\$133,126.59
Year to Date GAIN:	\$ 7,050.68

Ian Roger presented the **GROUNDS & MAINTENANCE REPORT**. On the subject of dock maintenance: The 1201 Ballena Boulevard end-float needs more flotation added, but we need warmer weather to affect repairs. There is still 1 additional piling to be driven for the Descombes' dock. The prototype new ramp, designated for the Braverman-Getz location will be ready shortly. Assuming a successful prototype, replacement will proceed so that attention is focused where it is most urgently needed. The landing at 463 Cola Ballena has been blocked off before someone gets hurt. It will be replaced with a better supported landing this week. Some other homes need landings reconstructed. They will be scheduled as we are made aware of them. Routine dock maintenance is proceeding smoothly.

On the subject of painting: Bobby, our full-time painter is proceeding to

paint those areas that are checked or need paint. He is currently working on 312 Tideway and working East on the water side of the houses.

On the Subject of roofing: Mrs. Fowler reported problems with her roof and Ian promised to follow up.

On the subject of grounds landscaping: A new bush is being installed at Thruston's and after a long discussion about the problems associated with berry producing trees, the program of pollarding the trees will be continued. Ian reported that the condition of our grounds excellent. No problem areas were reported.

The Board voted to accept the Grounds & Maintenance Report.

Under CITY & OTHER ASSOCIATIONS AND AUTHORITIES, the President reported that there was no activity to be discussed. The president was criticized by the rest of the board for using Association letterhead for expressing his personal preferences for the recent election.

The PRESIDENTS REPORT. Ian reported on a disagreement with the Post Office regarding mailboxes for the new townhouses. Ian further said that he would be producing notes to the homeowners.

Under OLD BUSINESS it was reported that there were matters pending from the November Annual Meeting.

The committee to revise the C.C.& R.'s with respect to roof maintenance reported on a general meeting on April 30, 1987 at 7:30 P.M.

On the subject of the suit brought by the Buono et al., there has been no new developments.

Additionally, the subject of the Harbor's support of the utilities and maintenance of Cola Ballena was discussed. The Harbor has promised to pay \$1,620.00, but further efforts will be necessary to collect this debt.


The Board discussed the proposed new hotel. Due to the recent elections, it was felt that the hotel issue is tabled. The Board decided to adopt a wait and see posture.

Under NEW BUSINESS, Ian was directed to contact the auditor that had previously examined our books and get a price quote for this year's review. The Board requested the opportunity to review the most recent tax return of the Association. Ian noted that he had not yet started to prepare the return for the most recent year, but that he would distribute it when he completes it.

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

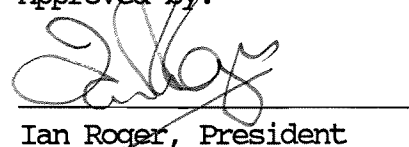
There being no further business the meeting was adjourned at 09:40 P.M.

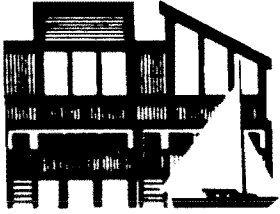
Submitted by:


Dick Aronoff, Secretary

for

Approved by:


Ian Roger, President



Ballena Bay Townhouse Association

Annual Meeting
Minutes
March 19, 1987

P.O. Box 512 • Alameda, Ca. 94501

The meeting, held at the prior location of the Ballena Bay Yacht Club, was called to order at 7:50 P.M. by Ian Roger, president. New members of the Association were introduced to meeting: Jim & Mary Neil, Ballena Boulevard; Russell Kirk and Janice Janes from the top of Tideway; Jim Oliver, Ballena Boulevard; Bob & Nancy Smith, 410 Tideway; Julie Barns & Curt Simon, 1209 Ballena Boulevard.

After explaining that the Board took no position, concerning the proposed hotel, Ian introduced Mr. Desmond, the developer. Mr. Desmond explained his plans and the status of the necessary approvals. Questions from the floor were entertained, after which, the developer left.

The minutes of the previous meeting were distributed. A question over the vote recount of the election of the board caused a reading of the letter to the membership that was distributed just after the meeting. A motion was seconded and passed approving the minutes as distributed.

The Treasurer's reports consisted of financial statements dated December 31, 1986 and February 28, 1987. Don McHugh moved that his report be accepted as distributed. Much discussion centered on the rights of the new members on Tideway to a share of the maintenance reserve. The motion was voted upon and passed.

Dick Aronoff prepared a report on the maintenance reserve and the value of the common assets (streets, landscaping, docks, etc.) that it protects. The discussion then proceeded to other assets (roofs, doors, siding, etc.) that some homeowners felt were the responsibility of the Association to replace as needed. It was moved, seconded and passed to meet again on April 30th to continue discussing and refining this report.

Another meeting was proposed for May 7 for the purpose of further discussing the proposed hotel and determining a course of action for the Association.

A motion concerning budget limitations and restrictions on the board that was distributed with the Notice of the Annual Meeting was read. An amendment to the motion was seconded, but before a vote could be taken, many homeowners chose to leave the meeting. The chair proposed an amendment to totally delete the entire motion. The amendment passed.

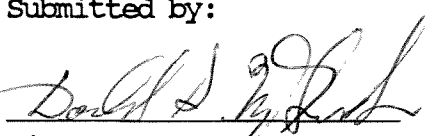
Ian Roger presented the grounds & maintenance report. The employees

working at gardening are working hard and accomplishing satisfactory results. But there is always room for improvement. Although there have been some complaints about the painting, Ian reported that there is far more paint on the homes than when they were last painted by an outside contractor. With regards to roof maintenance, the professional roofer that trained our staff inspected their work and found it equal to his own employees. The ramps to the docks are being replaced as fast as new ones can be built and floated into position. Rotting timbers in the landings and steps were discussed, but the ramps are a more pressing problem. Members from annexed homes complained about their lack of maintenance. Ian promised to use the influence of the Association to convince the developer to provide the maintenance for which he is still obligated. The grounds & maintenance report was accepted.

The President opened the floor for nominations for the 1987 board. The following names were placed into nomination: Ian Roger, Pat Hayes, Hoppy Hopkins, Don McHugh, Bob Partridge, Jon Walker, Bob Smith. Ian Roger, Pat Hayes, Hoppy Hopkins, Don McHugh, and Jon Walker were elected to the new board.

There being no further business the meeting was adjourned.

Submitted by:



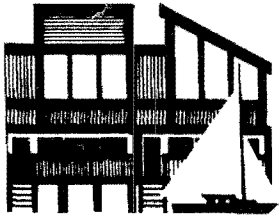
Dick Aronoff, Secretary

for

Approved by:



Ian Roger, President



Ballena Bay Townhouse Association

Minutes of Meeting
Board of Directors
January 30, 1987

P.O. Box 512 • Alameda, Ca. 94501

The meeting, held at the residence of Ian Roger, was called to order at 8:00PM by Ian Roger, President. Present were: Don McHugh, Bob Partridge, Dick Aronoff, Hoppy Hopkins and Ian Roger.

Under **HOMEOWNERS' BUSINESS**, applications for residence modifications were received by the Board. Robert Schwartz of 344 Tideway, submitted plans for extending his deck. As his plans matched those submitted by others in our Association, the application was passed by the Board. Application to approve 3 skylights on the home of Archie & Ida Stone, 326 Tideway, was approved by the Board. The Robertson's of 312 Tideway wade application to replace their garage door with a roll-up version. They also requested permission to mount life preservers on their deck. Both requests were approved.

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

There was no discussion under **MATTERS ARISING FROM THE MINUTES**.

CORRESPONDENCE received by the Board from Mr. Pat Hayes, complimented the Board on his roof maintenance.

The **TREASURER'S REPORT**, was distributed by Don McHugh. The balance sheets, operating statements, and the bank reconciliation dated November 30 & December 31, 1986 were discussed and then accepted.

	December 31, 1986	August 31, 1982
CASH IN BANK:	\$116,970.64	\$89,088.42
MAINTENANCE RESERVE:	\$126,119.99	\$88,302.38
Year to Date GAIN:	\$12,879.52	\$2,800.00

This being the end of the year, there was an in depth discussion of the 1986 Budget contrasted against the 1986 actual. The treasurer's report was accepted as presented.

Ian Roger presented the **GROUNDS & MAINTENANCE REPORT**. On the subject of dock maintenance: The caps, rails & vertical posts of the ramps are in need of replacing. The materials required will be kept on a concrete float and moved to where the work is being done after the rains have finished for the winter.

Replacement will proceed so that attention is focused where it is most urgently needed. Some of the older homes need the steps between their decks and landings reconstructed. They will be scheduled as we are made aware of them. There is still 1 additional piling to be driven for the Descombes' dock. Routine dock maintenance is proceeding smoothly.

On the subject of painting: Everything is proceeding normally.

On the Subject of roofing: 7 new roofs were completed in 1986. Each homeowner has received a letter informing them of the condition of their roof.

On the subject of grounds landscaping: Ian reported that the condition of our grounds excellent. No problem areas were reported.

The Board voted to accept the Grounds & Maintenance Report.

Under CITY & OTHER ASSOCIATIONS AND AUTHORITIES, the President reported that Bob Partridge had attended a City Planning Board Meeting, but that he had not. There was no activity to be discussed.

The PRESIDENTS REPORT. Ian reported that he would be producing notes to the homeowners.

Under OLD BUSINESS it was reported that there were matters pending from the November Annual Meeting.

The committee to revise the C.C.& R.'s with respect to roof maintenance reported on a proposed presentation for the Annual Meeting.

On the subject of the suit brought by the Buono et al., there has been no new developments.

Additionally, the subject of the Harbor's support of the utilities and maintenance of Cola Ballena was discussed. A settlement offered by Ian was approved, but further efforts will be necessary to collect this debt.

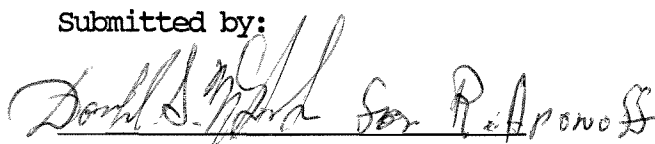
On the subject of Neighborhood watch signs, there are still no large signs available. Bob Partridge volunteered his wife to call the police chief for assistance.

There was no NEW BUSINESS.

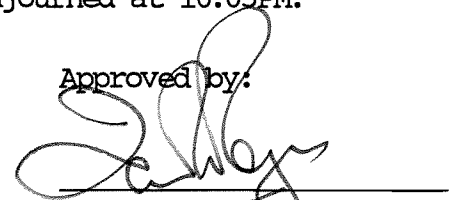
The next meeting of the Board will be scheduled at the call of the chair.

There being no further business the meeting was adjourned at 10:05PM.

Submitted by:


Dick Aronoff, Secretary

Approved by:


Ian Roger, President