



# At Docksideside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

### President’s Message, by Jay Cherrie

Our transition from Associa to Christison for community management is continuing. Thanks to all homeowners for your patience as this transition takes place, especially for those of you who have had issues with HOA dues and other payment issues. The process of moving bank accounts and transferring financial records was a lot more troublesome than expected but we are in the home stretch and expect to have any anomalies corrected very soon. In the meantime be assured that no late fees or other charges will be assessed - and please do continue to let us know if you find any discrepancies.

### Landside Report, by Jeff Frankel

We are kicking off the 2018 construction maintenance program this month with siding inspections on the homes between 340 and 422 Tideway Drive. Affected homeowners and residents have already been notified to expect our construction management company on site to perform the inspections on April 26<sup>th</sup> and 27.

### Community Safety Reminder, by Jill MacAfee

We are all fortunate to live in one of the safest communities in California! There have been no reported break-ins in over three decades. One thing we can do to help us all keep it that way this this: if you notice a neighbor’s garage door is open for an extended period of time with no activity, please call the occupant to ask if they forgot to close their garage door. If it weren’t for such a nice courtesy from such thoughtful neighbors, we probably would have left it open over night!

### Management

Christison Company 7901 Stoneridge Drive #222, Pleasanton, CA 94588  
Farzana Ayub, Community Association Manager, 925-371-5730, [fayub@christisoncompany.com](mailto:fayub@christisoncompany.com)

### Board of Directors

Member	Office	Committee	E-Mail	Phone
Wanda Bacigalupi		Waterside	<a href="mailto:wbacigalupi@hotmail.com">wbacigalupi@hotmail.com</a>	521.2426
Jay Cherrie	President		<a href="mailto:justjyc@hotmail.com">justjyc@hotmail.com</a>	864.1709
Jaye Eldridge	Vice President		<a href="mailto:Jaye.eldridge@gmail.com">Jaye.eldridge@gmail.com</a>	213.0868
Pat Faustman		Landscape	<a href="mailto:pgfaustman@gmail.com">pgfaustman@gmail.com</a>	864.0665
John Finston	Treasurer	Landside	<a href="mailto:jfrinston@icloud.com">jfrinston@icloud.com</a>	428.1368
Jennifer Flanigan	Secretary	Architecture	<a href="mailto:jgflanigan@gmail.com">jgflanigan@gmail.com</a>	523.4734
David MacAfee		Community Preparedness	<a href="mailto:david.macafee@gmail.com">david.macafee@gmail.com</a>	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.

April Meetings	April 17, 2018
May Meetings	May 15, 2018
June Meetings	June 19, 2018

For letters to the Board or to report needed repairs, use this contact information:  
Christison Company 7901 Stoneridge Drive #222, Pleasanton, CA 94588  
Farzana Ayub, Community Association Manager, 925-371-5730, [fayub@christisoncompany.com](mailto:fayub@christisoncompany.com)

# BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

## Board of Directors Executive Session

7:00 P.M. April 17, 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 (April 17, 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. (March 20, 2018) – Regular & Executive

**Treasurer's Report**

The law requires the board to review and accept the reconciled financial statements at least once per quarter.

- A. Review Financial Statements – Month, year
- B. Review Collection Actions

4. **Management Report/Action Items**

- A. Transition update
- B. Invoice processing
- C. Property Inspections – rules enforcement

5. **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

6. **Other Business**

- A. None

7. **Adjourn** 8:30 p.m.

**Next Meeting Date & Location** – May 15, 2018, Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda.