



At Docksideside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

Waterside, by Wanda Bacigalupi

Good news! At our last BBTA meeting the waterside committee presented various wave maze alternatives and costs. Our consultant attended the meeting and answered questions from the board. After discussion, the board approved a budget for a new wave maze. We are continuing work with our consultant on attenuator designs. Our focus is on creating a wave maze with longevity and low maintenance, and at the best price. The goal is to have a new attenuator system by the end of this year.

Recent seasonal winds and wave action are putting stress on our docks. Please check your dock lines. Some neighbors have had broken lines. With the added stress, you might want to consider adding spring lines. Also, to decrease the noise from pilings, some homeowners in the past have sprayed PAM on the area where the pile ring rubs the pile. We also ask everyone to check their halyards and other lines on boats and tighten them to prevent the constant nighttime banging. Your neighbors will appreciate it.

Thank you!

Landside Report, by Jeff Frankel

The board in special session last week approved the bids from GB Construction to perform the siding repairs and repainting on the homes from 340 to 422 Tideway Drive and from Sequoia Roofing for various roofing replacements around the community. We will publish construction schedules as soon as they are available and affected homeowners and residents will receive notifications in advance of work or inspections.

Management

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

Board of Directors

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

June Meetings	June 19, 2018
July Meetings	July 17, 2018
August Meetings	August 21, 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

BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Meeting

7:30 pm (June 19, 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. (May 15, 2018) – Regular & Executive
 - 2. (June 08, 2018) – Special Meeting

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. **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

5. **Other Business**

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

Next Meeting Date & Location – (July 17, 2018), Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda.

BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Executive Session

7:00 P.M. (June 19, 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\(c\)](#).