



# At Docksideside

*A Monthly Publication of The Ballena Bay Townhouse Association #1*

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

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## **Polling Place Needed**

As you probably know, the Paden School which usually serves as our precinct's polling place is under extensive remodeling and will not be available as a polling place come this election November 6<sup>th</sup>.

Therefore, the Alameda County Registrar of Voters is looking for an alternate polling site. If anyone is willing to make their garage available as a polling place on November 6<sup>th</sup>, please contact Erik Carpano at 510-383-1717 or email to [polling.place@acgov.org](mailto:polling.place@acgov.org). They are also looking for volunteer poll workers.

## **Waterside, by Wanda Bacigalupi**

After months of research and several meetings with our marine consultants (Foth/CLE) the Waterside committee has chosen a design for a new wave attenuator. We are now working with their engineers to design it to fit our specific area. One of our biggest challenges is having the system built and installed within a narrow environmental window. We are only allowed to work on replacement between August and November of each year. We are also working with Foth/CLE, to help us keep our present wave maze afloat till the new one is installed. As you can see this is a bigger project than anyone could imagine. Thus we are working diligently to get it right. Thanks for your patience.

Reminder, with the summer winds everyone needs to check their dock lines and fenders. Also adding spring lines and chafe guards at wear points will give additional protection. I know of two boats that lost their dock lines in the recent winds.

## **Landside Report, by Jeff Frankel**

Roofing work on selected Ballena Blvd. and Cola Ballena homes proceeds apace and should be complete within the 4-5 weeks.

The 2018 Siding and painting program (340-422 Tideway Drive) will get under way next week and should be complete by the end of September. This year's work will complete the transition to the new color schemes approved by the membership in 2014. Affected homes have or will be posted about a week in advance of the start date for that address.

## **HOA Approval for Changes, By Jaye Eldridge**

When do you need to get HOA approval to make changes to your home?

Building permits are not the only concern when you're contemplating changes to your home. You may also need to get permission from our HOA.

In general, two questions will tell you:

Can anyone see the change you're proposing from outside - from the front or the back?



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Are you proposing changes to anything that the association is responsible for (e.g. the roof, siding, docks) whether or not the results are visible from outside?

Generally, if either of these questions would be a “yes” you need approval from the Board which will be informed by a review conducted by the architectural, waterside, or landscape committee.

There is no exemption in our governing documents for “like for like” replacements for, for example, windows or railings. There is an exception to these requirements for work done within a courtyard. There, you can change windows, doors, decking, etc. without approval even though you may be making exterior changes that would otherwise be subject to HOA approval (you will probably still need a permit, though).

This is a summary - please refer to our governing documents at [WWW.ballena.net](http://WWW.ballena.net) for the detailed rules and approval process.

### Management

Christison Company 7901 Stoneridge Drive #222, Pleasanton, CA 94588 Farzana Ayub, Community Association Manager, 925-371-5730, <a href="mailto:fayub@christisoncompany.com">fayub@christisoncompany.com</a>
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### 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:justjayc@hotmail.com">justjayc@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

Meetings are held at the Ballena Bay Yacht Club with executive sessions at 7:00pm and regular Board meetings at 7:30pm

July Meetings	July 17, 2018
August Meetings	August 21, 2018
September Meetings	September 18, 2018

# BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

## Board of Directors Executive Session

7:00 P.M. (July 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 (July 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. (June 19, 2018) – Regular & Executive
4. **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
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**
7. **Adjourn** 8:30 p.m.

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