



At Docksideside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

Architectural Report by Mili Delbecq

Hi Everyone, I'm Mili Delbecq! I am the new Architectural Committee chairman following the resignation of Jennifer Flanagan who is moving with her husband to the East Coast. They have been long term residents of Ballena Bay and they will certainly be missed.

I want to urge new homeowners and remind anyone else that before you begin any project on the outside of your home that can be seen from the street you need to submit an Architectural Request. The process and related forms can be found on the BBTA website at:

http://ballena.net/?page_id=223

Please also note that the City of Alameda requires building permits for most any construction work whether or not HOA action is required. Here is a link to a City of Alameda's webpage on this subject:

<https://alamedaca.gov/permits/when-permit-needed>

If you have any questions, please give me a call at 510 295 5256 and I will be happy to assist with the process.

Two projects were received in the past month, processed, and recommendations will be submitted to the Board at their next meeting for approval.

Waterside by Wanda Bacigalupi

After an extensive search the Waterside Committee has chosen a contractor to build and install a new wave attenuator (wave maze) for BBTA. Bellingham Marine is a marine construction company. They are based in Bellingham, WA with a production facility in Dixon, CA. They offered BBTA a design, which met the committee's primary objectives: 1) Increase efficiency of wave reduction 2) Longer life 3) Lower maintenance and 4) Completion by November 30, 2018 (within the 2018 environmental window). This project also includes new and larger piles along with the wave attenuator. There will be periods during the installation of inconvenience to homeowners wanting to take their boats in or out of the south end of Ballena Bay, due to construction blocking this exit. Notices will go out prior to construction to let everyone know when to expect this inconvenience. If anyone feels this will be a problem, they might want to contact a homeowner on the Cola Ballena side to ask if they could use a slip temporarily

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



The committee has been working towards this new wave attenuator since 2016. It will be very exciting to the committee, the board and the homeowners to see this addition to our waterside community come to a completion.

Landside by Jeff Frankel

As of this writing, all work is complete on the 2018 roofing program. Siding work is proceeding at 340 to 422 Tideway Drive. Painting of the first group of houses (340-346 Tideway) could begin as early as August 15.

Welcome New Neighbors by Jeff Frankel

Please welcome Sebastien Belanger and Trena Partee to the neighborhood. Sebastien and Trena have just purchased 1231 Ballena Blvd and are in the process of planning a remodel.

A New Option for Internet Connectivity by Jeff Frankel

Please note that the following is not an endorsement of any product or service by Ballena Bay Townhouse Association. The opinions expresses are solely those of the author.

Up until recently, the only reasonably practical options for Internet connectivity in Ballena Bay has been to work with either Comcast/Xfinity or AT&T. While both of these companies offer reliable internet connections, a relationship either of these companies is often complicated by bundling deals, opaque pricing, equipment rental requirements, and multi-month/year commitments. Further, neither of the incumbents has made a clear commitment to net neutrality.





Now there is a new kid on the block Common Networks. Unlike the incumbents, Common Networks does not run wires to your house. Rather, it uses small clusters of antennas – one per building to distribute Internet connectivity via radio signals much like the WiFi network inside your home.

Unlike the incumbents, they offer only one product - Internet connectivity rated at 75Mbps in both directions, for a fixed rate (currently \$50/month), no length of contract commitments and no equipment rental. They have committed to be net neutral.

After 4 months of service, I've experienced no discernable down time, and generally very good streaming performance. Speed test results are in the range of 75mbps-90mbps both up and down. Their customer service is responsive and friendly. We use this connection for our computers, cell phones, WiFi, streaming TV services and two lines of VOIP telephone service. www.common.net.

Management

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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
Mili Delbecq	Secretary		mdelbecq@comcast.net	295-5256
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
David MacAfee		Community Preparedness	david.macafee@gmail.com	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

August Meetings	August 21, 2018
September Meetings	September 18, 2018
October Meetings	October 16, 2018
November Meetings	November 20, 2018
December Meetings	December 18, 2018

BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Executive Session

7:00 P.M. August 21, 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, August 21, 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 Previous Meeting Minutes
 - 1. 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
- B. Review Collection Actions

4. **Management Report/Action Items**

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. As needed

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

Next Meeting Date & Location – September 18, 2018, Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda.