



# At Dockside

*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 – February 2019**

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## **Waterside Committee, By Richard Bacigalupi,**

I am writing this just before the “Pineapple Express” is to hit. We have weathered the storms through January and hopefully we will do the same. So far the wave maze is remaining intact and helping to reduce the wave action. Everyone is again reminded to attach spring lines on their boats. When properly tied they do a lot to relieve the abrupt movement on the bow and stern cleats. This helps to prevent damage and wear on your boat and dock cleats.

During a recent tour of the waterway it was noticed that some homeowners are storing kayaks and paddle boards on the side-tie dock finger. Everyone is asked to keep this area clear. The side-tie is for guests and it is dangerous to dock when the area is cluttered. There have also been occasions when a side-tie has been used for an emergency situation.

Storms and high tides have occasionally caused large trees, old piles and other debris to enter our waterway. Many of these items safely passed through. In the event you notice something that can cause damage to a boat please tie it in an empty slip and call a member of the Waterside Committee. When the weather permits we will remove it from the area. Do not place it on your dock. The common rule is if you place it on your dock, it yours and you will be responsible for its disposal.

If you have or see problems with the docks or ramps be sure to notify Rob Larsen (522-4020), Art Stiers (213-0868) or me (521-2426).

## **Landscape**

Spring is already approaching and we would like to remind everyone that it is not permitted to trim or alter the plants and trees on the BBTA property. If you have an issue with a tree or plant, please inform a Landscape Committee or Board Member and we will have our landscaping professional assess and resolve the issue. They are properly skilled, equipped, and insured to perform this work. We want everyone to enjoy their landscape and no one getting hurt during a trimming operation!

## **Rental Available**

Susan Frank at 1209 Ballena is looking to rent her home out part time, minimum 30 days (per CC&R's). It's completely furnished and has a 36 foot dock. If you are looking for a place to stick your in-laws :) or know of anyone who would make a nice temporary neighbor, please contact Susan at 510-421-8000.



**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
Dick Bacigalupi	Vice President	Waterside	<a href="mailto:dickbacigalupi@hotmail.com">dickbacigalupi@hotmail.com</a>	521-2426
Sebastien Belanger		Landscape	<a href="mailto:sebastienbelanger@me.com">sebastienbelanger@me.com</a>	610-0648
Mili Delbecq			<a href="mailto:mdelbecq@comcast.net">mdelbecq@comcast.net</a>	295-5256
John Finston	Treasurer		<a href="mailto:jfinston@icloud.com">jfinston@icloud.com</a>	428.1368
Jeff Frankel	President	Landside	<a href="mailto:jfrankel@pacbell.net">jfrankel@pacbell.net</a>	769-6097
David MacAfee		Community Preparedness	<a href="mailto:david.macafee@gmail.com">david.macafee@gmail.com</a>	473.2838
Lauren Picciani	Secretary		<a href="mailto:laurens128@yahoo.com">laurens128@yahoo.com</a>	227-5435

**Upcoming Calendar**

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

February Meetings	February 19, 2019 (Exec @ 6:30pm)
March Meetings	March 19, 2019
April Meetings	April 16, 2019

# BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

## Board of Directors Executive Session

6:30 ~~7:00~~ P.M. (February 19, 2019)

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 (February 19, 2019)

Location: 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. (January) – Regular & Executive
4. **Treasurer's Report**  
The law requires the board to review and accept the reconciled financial statements at least once per quarter.
5. **Management Report**
6. **Committee Reports**
  - B. Landside Committee Report
  - C. Architectural Committee Report – Architectural Applications
  - D. Landscaping Committee Report
  - E. Waterside Committee Report
  - F. Neighborhood Communications Committee Report
  - G. Community Preparedness Committee Report
7. **Other Business**
8. **Adjourn** 8:30 p.m.

**Next Meeting Date & Location** – (March 19, 2019), Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda.