



# At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

Protecting property values and the quality of life in Ballena Bay – January 2019

### Change in January Meeting Venue, by Jeff Frankel

Our regular meeting room at the Ballena Bay Yacht Club is unavailable this month. Dick and Wanda Bacigalupi have graciously opened their home for the January meetings. The regular board meeting will start at 7:30pm, Tuesday January 15, 2019.

### Directory Correction, By Jeff Frankel

Apologies to our new neighbors Ken & Laura Bodiley. I left the “e” out of their last name for both the listing and their email address. To be clear, it is: **Ken & Laura Bodiley** and [kenandlaura@bodiley.com](mailto:kenandlaura@bodiley.com).

### Waterside Committee, by Richard Bacigalupi

It has been uneventful month for the Waterside Committee. Happily the winds from the past storms have been primarily from the North or Southeast, avoiding heavy waves on the wave maze. We have only five months to go before the new wave suppression system can be installed. Unfortunately, there has been some damage to one of the dock systems due to the excessive wave action. Two of the association’s work floats have been moored in one of the slips to prevent further damage.

With the past rain and anticipating more to follow, everyone is encouraged to check the power to your bilge pump, be it battery or power cord. There is nothing worse than seeing the soul of your boat underwater. Everyone is also reminded to ensure your kayak and/or paddleboard is secure. Winds come from different directions during the winter and they may be blown off the dock.

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). The committee wants to wish everyone safe travels over the water this coming New Year.

### 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:jfrinston@icloud.com">jfrinston@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

January Meetings	<b>January Only: At Bacigalupi’s – 1215 Ballena Blvd.</b>	January 15, 2019
February Meetings		February 19, 2019
March Meetings		March 19, 2019

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. (January 15, 2019)

Home of Dick & Wanda Bacigalupi, 1215 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 (January 15, 2019)

Home of Dick & Wanda Bacigalupi, 1215 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. (December) – 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** – (February 19, 2019), Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda.