



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

Waterside Committee, by Dick Bacigalupi



IT IS FINALLY HERE! After working over 3 years, our new wave attenuator (“wave maze”) is being installed. Beginning Tuesday, June 11th, a crane was on the Ballena Blvd. shoreline off-loading the floats and equipment. The three large floats that make up the system will be assembled during the week. The pile driver will be on site June 17th (the first day of the “Environmental Window”) to begin removal of the existing piles and tires. Following the removal of the old wave maze the new system will be put position and new piles will be driven. The pile driver work should take 1 ½ to 2 weeks.

The new wave attenuator is made of interlocking concrete enclosed foam floats. These floats are assembled together with stainless steel torsion bars that run the length and width of each of the 3 floats. The end result is a very efficient wave attenuator system with an extremely long life that requires minimal maintenance. The tire wave maze design used in past years was not as effective, had a relatively short life and required increasing higher maintenance. The foam water

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



absorption in the tire flotation caused the tires to sink diminishing the efficiency and requiring increased annual maintenance. Having performed the bulk of the maintenance the Waterside Committee welcomes the improved design. The reduced wave action from the new system will also improve dock safety and reduce damage to the docks reducing repair costs.

With our warmer weather finally here it may be time to have your boat bottom cleaned. A homeowner brought to my attention that upon investigating his boat’s poor performance he discovered that there was a large amount of growth on the hull. He had not experienced this at his prior berth. On the positive side, this may also be attributed to our cleaner water.

It has been great to see the increased activity on the water with the warmer weather. Remember to practice good boating safety and be aware of the paddle boarders, kayakers and swimmers that use our waterway. If you see a problem with the docks or ramps be sure to contact me or another member of the Waterside Committee (Rob Larsen and Art Stiers).

Sprinklers Are On, by Jeff Frankel

The weather is heating up and our common area irrigation systems are on for the season. We ask homeowners and residents to report any sprinkler issues that they see such as broken, leaky or inoperative sprinkler heads to any Landscape Committee member; Sebastien Belanger, Pat Corrigan or Wanda Bacigalupi. Thanks!

Management

Christison Company 7901 Stoneridge Drive #222, Pleasanton, CA 94588
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Board of Directors

Member	Office	Committee	E-Mail	Phone
Dick Bacigalupi	Vice President	Waterside	dickbacigalupi@hotmail.com	521.2426
Sebastien Belanger		Landscape	sebastienbelanger@me.com	610-0648
Jaye Eldridge		Architectural	jaye.eldridge@gmail.com	213-0868
John Finston	Treasurer		jfrinston@icloud.com	428.1368
Jeff Frankel	President	Landside	jfrankel@pacbell.net	769-6097
David MacAfee		Community Preparedness	david.macafee@gmail.com	473.2838
Lauren Picciani	Secretary		laurens128@yahoo.com	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

June Meetings	June 18, 2019
July Meetings	July 16, 2019
August Meetings	August 20, 2019

BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Executive Session

7:00 P.M. June 18, 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 P.M. June 18, 2019

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 – Tuesday July 16, 2019, Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda.