



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

Waterside Committee, by Dick Bacigalupi

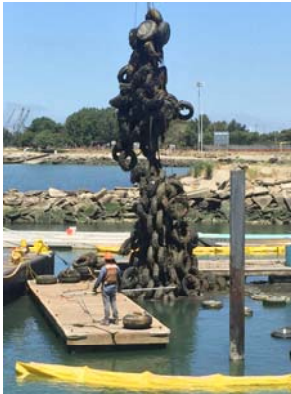
Installation of our new wave attenuator is being completed this week. Pictures of the old tire design and the new concrete float systems are below.



Old wavemaze just prior to removal



New wavemaze almost at completion



Old wavemaze removal

We now have a wave attenuator that is much more effective with a much longer life. From an esthetic view the new concrete system is also more reflective of the value of our homes rather than two strings of old tires. In addition, the new system is environmentally sound. The old tire system released Styrofoam and chemicals that were not environmentally safe.

The installation has taken more time than was anticipated. This was primarily due to the additional time needed to remove the old tires and the difficult working conditions from the high wind and waves. Observing the removal of the tire system showed that the system was close to failure with the piles close to or over 50% worn through. One pile actually broke while placing it on the barge. It also became apparent that many of the tires were actually buried in the mud. While this helped hold the tires in place, it acted as a dam reducing the flow of silt out of the channel. This will not occur with the new floating system.

While fully functional, the new system has a couple of items to be completed. The navigation light needs to be placed on top of the outboard float. This is not a Coast Guard requirement but is very useful for

For letters to the Board or to report needed repairs, use this contact information:

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homeowners returning at night. A bracket is being designed to accommodate the new larger piles. “No Trespassing” signage also needs to be added to keep fishermen, kayakers, paddle boarders and others off the float. The floats are the association’s private property and are not to be walked on. The Waterside Committee will be addressing these remaining items.

The Wave Maze replacement project has been a long-term project and has taken the efforts of homeowners to bring it to completion. I want to thank past and present member of Waterside Committee members Rob Larsen, Art Stiers, and Wanda Bacigalupi who helped in the research, selection and contract negotiations. Thanks also to Rob Larsen, Jeff Frankel, and Bob Kenyon for their assistance during the construction phase. Their participation helped prevent damage to the floats during the adverse weather. Final thanks go to Rob Larsen for his time and the use of his tender in maintaining the tire wave maze over the last three years. With his help, Rob and I have extended the life of the tire system and allowed us to install an improved wave attenuator designed for our unique environment.



Noah Berger – First test of the new wavemaze

Management

Christison Company 7901 Stoneridge Drive #222, Pleasanton, CA 94588 Rebecca Pierson, Community Association Manager, 925-371-5712, рпиerson@christisoncompany.com

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

July Meetings	July 16, 2019
August Meetings	August 20, 2019
September Meetings	September 17, 2019

BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Executive Session

7:00 P.M. (July 16, 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 (July 16, 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. (May) – 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 – (August 20, 2019), Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda.