



# At Docksideside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

## **Waterside Committee, by Dick Bacigalupi**

I will save everyone from my dissertation on our new wave attenuator from last month. Instead the focus will be on the current status. First of all, the wave maze is doing a great. The winds we have had the past weeks have been a good test and it performed excellently. The contractor is on site this week to complete a few remaining tasks including adjustment of pile rings – a few of which have gotten out of adjustment causing some of the piles to make loud noises. While this did not do any damage it was very annoying to the nearby homeowners. Their patience has been appreciated. Another is the installation of the Day Marker sign on the outboard pile. A new bracket to accommodate the larger pile is being fabricated.

Wanda and I has been busy completing the HOA’s tasks. The navigation light mounting bracket has been modified and the light has been installed on top of the out board pile. NO TRESPASSING signs have been installed on both floats. Timing for installation of the signs was good. In the short time without signage one fishing boat and a couple of sunbathers were chased off. There has been no sign of sea lions that everyone has said will appear. We will handle that situation if it arises.

The last remaining item will be installation of a vinyl rub rail on the end of the floats.

### **Management**

Christison Company 7901 Stoneridge Drive #222, Pleasanton, CA 94588 Rebecca Pierson, Community Association Manager, 925-371-5712, <a href="mailto:рпиerson@christisoncompany.com">рпиerson@christisoncompany.com</a>
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### **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
Jaye Eldridge		Architectural	<a href="mailto:jaye.eldridge@gmail.com">jaye.eldridge@gmail.com</a>	213-0868
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

August Meetings	August 20, 2019
September Meetings	September 17, 2019
October Meetings	October 15, 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

6:30 P.M. (August 20, 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 (August 20, 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. (July) – 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.