



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

Waterside Committee, by Dick Bacigalupi

The close of summer and fall gives us our warmest weather of the year. It has been great to see our families with young children enjoying swimming and the paddle boarders using the water. Unfortunately it has been brought to my attention that some homeowners have been disposing their dog's waste in the same water. While it may seem a reasonable way to dispose of the waste, it is not. Even if there is assurance (which there is none) that the waste is removed with the tidal action, as with human waste, this is not the proper method of disposal.

The practice of throwing the pet waste into the water is bad for the environment and presents a host of potential health hazards to humans and pets. Dog waste carries disease-causing bacteria that can be transmitted directly to humans. Ringworm, roundworm, salmonella and giardia are examples of such bacteria, all of which is found in dog feces and are easily transferable upon contact.

Using our landscaping as a disposal site is also not an acceptable method of disposal. It is a misconception that a dog feces is a natural fertilizer. Cows and horses are herbivores, which make their waste ideal for use as fertilizer. Dogs, on the other hand, are carnivores making their byproducts unsuitable for soil enrichment.

Pet waste should always be picked up, bagged then placed in the garbage to be taken to the landfill. Double bagging is recommended to protect garbage collectors from coming into contact with the waste upon removal.

I want to thank everyone for their cooperation in keeping our water and common area clean. We all share the same "backyard" and with common courtesy from everyone it can be safe to enjoy.

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 6:30pm or 7:00pm and Regular Board meetings at 7:30pm

September Meetings	September 17, 2019
October Meetings	October 15, 2019
November Meetings	November 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

BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Executive Session

6:30 P.M. (September 17, 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 (September 17, 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. (August) – 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 – (October 15, 2019), Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda.