

**Minutes from June 4, 2006 Board of Directors Meeting**

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**Bella Beach Homeowners Association**

**June 4, 2006**

A meeting of the Board of Directors (the "**Board**") of Bella Beach Homeowners Association ("**BBHOA**") was held at 2:30 PM on June 4, 2006 at the residence of Robert and Julia Donaldson.

**Directors Present:** Robert Donaldson, President

Pam Getty, Treasurer

Kyle Croxford, Secretary

Don Huster, Director

Dave Loverink, Director

**Others Present:** John and Denise Molendyk

Lisa Ward

Pat Corcoran

Arlyn Hummel

Heidi and Rob Noce

Jadene Stensland

Charles and Tori Pontrelli

Bill and Pat Huston

**Call to Order:**

Robert Donaldson called the meeting to order at 2:30.

## **Agenda Items:**

1. Mr. Donaldson requested that attendees wishing to speak sign in.

2. Mr. Donaldson provided background concerning Bella Beach Property Management's ("**BBPM**") use of a private residence to conduct business. This action was taken without the knowledge or consent of the Board. On May 16, 2006, Mr. Donaldson, on behalf of the Board, mailed a registered letter to Mr./Mrs. Chan, owner of the residence rented to Bella Beach Property Management. That letter stated that the Chan's were in violation of the Bella Beach Homeowners Association CCRs due to the use of their residence for commercial purposes. The CCR's provide that this type of activity requires: (i) Board approval and (ii) activity cannot be in violation of Ordinances of Lincoln County. Mr. Donaldson presented the three options available to the Board concerning this matter:

- a) Take no action ("do nothing")
- b) Force the Chan's to terminate lease with BBPM
- c) Pass a motion to allow BBPM to continue its lease of home on Lot 75 for as a temporary rental office.

Mr. Donaldson stated that the current position of the Board is to proceed with option c); allowing BBPM's use of Chan's residence until May 31, 2007. After that date, the Chan's would be subject to a \$100 per day penalty until all commercial use terminates on Lot 75.

**3. Motion** – Don Huster moved that the Board adopt the President's resolution – allowing the temporary use of Lot 75 by BBPM until May 31, 2007. After that date, the owner of the property in violation will be subject to a fine of \$100 per day. Motion seconded by Dave Loverink and motion was unanimously approved by Board.

**4. Treasurer's Report** – Pam Getty reported that the current operating account balance is \$1,150 in checking and 11,967 in reserve. Pam Getty pointed out that BBHOA CCRs require another Board member and one non-Board member approval for any BBHOA funds transfers. Pam Getty indicated that a full treasury report with current status of reserves will be provided. A suggestion was made to consider retaining the CPA firm to provide billing services for BBHOA dues starting July 1, 2006. Pam Getty agreed to obtain a quote from the CPA firm for this service.

A discussion of appropriate penalties for late payment of dues ensued. The proposed fines were: \$25 for each 30 days past due, additional \$150 for over 120 days past due. After 120 days, account may be turned over for collection. The Board agreed that further research of fines for late payment of dues was required to ensure compliance with CCRs.

**5. Architectural Committee Report** – Don Huster stated that tentative Board approval of the plans for the Live Work units (Lots 77, 78 and 79) was documented via emails. Don Huster moved to formally approve the plans submitted by Current Development for Lots 77, 78 and 79. Motion seconded by Dave Loverink and motion was unanimously approved by Board.

The Board agreed that the plans for Lot 76 (proposed restaurant site) were not approved. Current Development agreed to resubmit plans to the Board for approval.

The Board also reviewed the skylight installation proposal submitted by Dave Loverink and approved the project.

**6. Fourth of July Picnic** – The Board proposed to hold the Picnic on July 3, 2006. Motion was unanimously approved. Pat Corcoran offered to provide a large grill for barbeque and it was suggested that participants provide food (their favorite dishes) to share with other picnic-ers. A discussion of security for the Fourth weekend followed. The Board agreed to evaluate the dates and times for security coverage. Pam Getty agreed to contact the Security Service for arrangements for the Fourth.

**7. Landscape Report** – Arlyn Hummel agreed that he and Bill Huston will inspect the common areas and make recommendations to the Board for improvements. The Landscape committee will investigate the use of natural plantings in the common areas on Oceanview Street that may not require irrigation equipment. The Board also discussed the condition of the Shore Pine trees by the beach. The Board agreed that the trees need to be replaced by Lakeside Gardening. This matter will also be pursued by the Landscape Committee.

**8. Livability Issues** – The Board recommended that a Rules Committee be formed to help establish guidelines for: parking rules and enforcement, underage drinking, noise violations, dog issues, signage, etc. Pam Getty agreed to chair the Rules Committee; Dave Loverink and Jadene Stensland agreed to participate as committee members.

**10. Open Forum** - The latest designs for the Bella Beach logo were presented by Don Huster. The Board recommended the red and yellow color scheme with the Caldera Font in red (boxed in yellow below the chair)

**11. Date and Location of Next Meeting** – The Board agreed to hold the next meeting at 10:00 am on September 2, 2006. Dave Loverink offered to hold the meeting at his home.

***Meeting Adjourned at 4:15 PM***