

**Minutes of the Board of Directors
Bella Beach Homeowners Association**

September 2, 2006

A meeting of the Board of Directors (the “*Board*”) of Bella Beach Homeowners Association (“*BBHOA*”) was held at 10:00 a.m., September 2, 2006, at the residence of Dave Loverink.

Directors Present: Robert Donaldson, President
Pam Getty, Treasurer
Kyle Croxford, Secretary
Dave Loverink, Director

Others Present: Patrick and Dianne Nelson
Stephanie Brewer
Cindy Murdoch
Rachael Garwick
Bill and Pat Huston
Jadene Stensland
Al and Julie Watkins
Julie Donaldson

Call to Order:

Robert Donaldson called the meeting to order at 10:00 a.m.

Agenda Items:

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

2. Mr. Croxford presented written copies of the June 4, 2006 BBHOA meeting minutes which were approved by the Board as submitted.

3. Mr. Donaldson provided background concerning Bella Beach Property Management's ("**BBPM**") use of the community park area to host special occasions. A main concern is that the CCR's state that all Homeowners, Renters and Invitees must be in compliance with all rules. The term 'Invitee' in common law refers to an individual authorized to perform repairs, maintenance or other services of that nature at a residence or common area of the association. The CCR's provide that this type of activity and/or event require HOA Board approval.

4. **Motion** – Mr. Donaldson moved that the Stewart wedding be allowed to take place within the common area of the park with a time limit of five hours, including and include banquet set-up time. In addition, a rental fee of \$500.00, paid to BBHOA is required. BBPM agreed to provide security and cover any costs for damage to the park. The Board views this as a one-time exception due to the event already being planned and that future events will not be allowed. The motioned was seconded by Dave Loverink. Mr. Croxford voted to approve, Board member Ms. Getty abstained. The motion carried.

5. **Treasurer's Report** – Ms. Getty reported that homeowners' dues received \$37,630.00. Annual expenses to date are \$29,244.00. Current status of reserves \$18,327.00. Presently there are two outstanding invoices for homeowner's dues.

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 Bella Beach Property Management Company would contact owners with an outstanding balance for 60 days or more. The Board approved filing a lien on the one property that is more than six months behind.

6. **Architectural Committee Report** – Plans were submitted and unanimously approved for the following renovation upgrades. Deck/patio expansion, fence and

pathway at the Loverink residence, patio placement at the Huston residence and patio/backyard expansion with fencing/fire pit at the Croxford residence.

7. **Safety Regulations** – Parking issues and were discussed including the Fire Marshall regulations that require a 20-foot clearance space between lanes/vehicles in case of an emergency so that Life/Property saving measures can be accomplished.

8. **Landscape Report** – Mr. Watkins, representing the BBHOA Landscape Committee, presented a landscape report. Tree restoration/replacement bids for the shore pines located by the beach access area are being solicited. Thomas Eastman of Lakeside Gardening indicated that the trees suffered damage from the cold, dry east winds that occurred around February 2006. The Landscape Committee is considering proposals from Eastside Gardening to replace the damaged trees at a mutually agreeable cost. Mr. Watkins also discussed alternatives to installing an irrigation system for the common area located on Cavalier Street. Stephanie Brewer agreed to obtain bids for replacing the lawn adjacent to their property with a pathway surface that will not require irrigation.

9. **Livability Issues** – Mr. Loverink, representing the Rules Committee, discussed feedback received from various homeowners in response to the questionnaire distributed in July 2006 and presented an outline of those concerns and potential corrective actions for consideration. Mr. Loverink presented the report of the Rules Committee along with proposed rules. The Board considered the proposed rule and decided to publish them to the homeowners for comment. The proposed rules will be on the agenda of the next Board meeting for further discussion and approval. The issues being considered include policies for: parking and enforcement, underage drinking, noise violations, dog issues, security, signage. In addition, a security “Hot Line” for homeowners was discussed for future consideration together with the need for emergency contact numbers for all homeowners. The Rules Committee also recommended that all Property Management Companies representing Bella Beach

residences provide contact information to BBHOA so their representatives can be reached in case of an emergency or potential violation of BB CCRs.

A possible fine structure and policy was mentioned for future consideration.

Potential conditions that may warrant fines include guest counts exceeding approved occupancy limits, and noise, dog, and parking violations.

10. Open Forum - The latest designs for the Bella Beach logo and signage were presented by Mr. Loverink. The Board approved the revised Bella Beach logo. The Board approved further development of sign designs based on the red/yellow color scheme.

11. Date and Location of Next Meeting – The Board agreed to hold the next meeting at 10:00 a.m. on October 21, 2006 with the to be determined at a later date.

Meeting Adjourned at 12:30 p.m.

Respectfully Submitted,

Kyle Croxford

Secretary