

Minutes for the
November 2, 2006
Bella Beach HOA Board of Directors Meeting

Attending (via telephone conference call):
Bob Donaldson, Pam Getty, Don Huster, Dave Loverink

Mr. Donaldson called the meeting to order.

Mr. Donaldson asked for nominations to fill the HOA Board Secretary position vacated by the resignation of Kyle Croxford. Mrs. Getty nominated Al Watkins. Mr. Huster seconded the nomination. The nomination was unanimously approved.

The Board unanimously approved the minutes from the October 21st HOA Meeting. Final minutes will be posted on the www.BellaBeach.org website.

Proposed Rules

Mr. Donaldson led a review of the proposed rules and the feedback received at the October 21st HOA meeting. Adjustments were made to several rules based on homeowner feedback. Mr. Huster will coordinate having an attorney review the CC&Rs, By-laws and proposed rules prior to final approval.

A revised draft will be posted on the www.BellaBeach.org website after legal review.

The board anticipates finalizing the rules at the next Board of Directors Meeting.

Treasurer's Report

Mrs. Getty presented a summary of 2006 HOA expenses:

Bella Beach Expenses: Year to Date (October 15, 2006)

Accounts Paid

Landscaping:	\$25743.00
Utilities:	1586.00
Accounting:	1460.00
Web Design:	938.00
Insurance:	1580.00
Supplies, misc.	1090.00
Postage:	261.00
Repairs:	42.00
Security:	941.00
Taxes:	321.00

Total spent year to date:	\$32383.00
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<u>Cash On Hand</u>	
Checking:	\$7780.00
Money market	1058.00
CD Reserves:	20700.00
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Total	\$29538.00

<u>Projected payables to 12-31-2006</u>	
Landscaping:	3800.00
Utilities:	480.00
Reserves:	1200.00
Holiday party	300.00
Misc.	300.00
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	\$6080.00

Positive balance at end of year \$1700.00 (700.00 to be transferred to reserves.)

The Board discussed the 2007 budget and reviewed each line item to determine an appropriate increase or decrease for the coming year. Two new line items were added to the 2007 budget: special projects and additions to reserves. For 2007, the special projects budget will be used for signs (see below). In future budget years, other projects, such as improved street lighting, will be considered. Additionally, the HOA by-laws state that at least 5% of dues collected must be transferred to the reserves account.

Bella Beach HOA 2007 Budget

Landscape Maint.	28,000
Utilities	2,200
Accounting	1,500
Website	600
Insurance	1,700
Supplies	1,150
Postage	150
Security	10,000
Holiday Party	150
4th of July Picnic	150
Taxes	600
Special Projects	13,000
Legal	750
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Expenses Total	59,950
Additions to reserves	3,000
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Grand Total	\$62,950

Share for each of 88 HOA members	\$715.34
Monthly Dues	\$60.00

Bella Beach Signage

The Board reviewed the signage proposal from ES&A and gave approval for all of the signs except the No Parking and Fire Lane signs. The No Parking and Fire Lane signs will be addressed separately in coordination with the fire marshal and the county road district. Mr. Huster is coordinating these efforts on behalf of the HOA.

The Board anticipates that the signage project will begin in January 2007 and that the signs will be in place by the end of March.

Committee Assignments

Mr. Donaldson reviewed the committee volunteers from the October 21st HOA meeting.

Commercial Properties Committee

- Casey Roloff
- Vince Ovist

Architectural Review Committee

- Lisa Ward
- Jadene Steadlands
- Casey Roloff

The Board will determine the reporting, charter and scope of authority for each committee at the next Board meeting.

The Board reviewed the details of the upcoming holiday party:

- December 9th, 6:30pm, at The Side Door Café in Gleneden Beach
- Mrs. Getty will coordinate the menu and logistics with Side Door
- Info/invites will be sent with next HOA newsletter and posted on the website

The Board discussed the contents of the next HOA newsletter.

- Holiday party invitation, information
- 2007 budget and dues information
- Final draft of proposed rules
- To be distributed before Thanksgiving

The Board set the date for the next meeting: 1/13/07, 9am at Mr. Huster's house.

Mr. Donaldson adjourned the meeting.