

**Minutes for  
Bella Beach HOA Board Meeting  
January 6, 2007**

Board Members Present:

Bob Donaldson    President  
Pam Getty        Treasurer  
Don Huster  
Dave Loverink   (via telephone)  
Al Watkins        Secretary

Others in attendance:

Bill and Pat Huston

The meeting was called to order at 9:40 am by Bob Donaldson. The minutes from the December 9, 2006 meeting were read and approved.

Pam Getty gave the Treasurer's report. The only outstanding invoice is a charge for approximately \$2,200 from Lakeside Landscaping. This is for the removal of trees after the last storm. They have agreed to defer this December invoice until January 2007. Pam has also had the HOA books reviewed by our accountant. All looks good.

The board approved the request of homeowner Jadene Stenslands to modify an existing deck on one of the candlestick units. Several modifications to the plans were required prior to approval.

A new Architectural Review Committee was formed. The new members are Lisa Ward, Casey Roloff, Jadene Stenslands, and Don Huster. Don Huster will serve as chairman.

A new Commercial Review Committee was also formed. The new members are Vince Ovist, Casey Roloff, and Don Huster.

The final draft of the proposed rules was discussed. Bob read all of the rules, and they were discussed on a line by line basis as necessary. Minor changes were discussed and agreed upon. Al moved to accept the rules with corrections, and the move was seconded. The rules were unanimously approved. It was agreed that Dave Loverink will make a "homeowner contact form" to be added to the rules. We will have our accountant make a mailing of the rules to all homeowners. The rules will also be posted on the website.

Bill and Pat Huston expressed their concerns about the recent dues increase. Pat mentioned that Coronado Shores has dues of only \$267/year. The dues at Little Whale's Cove are in the \$98-\$100/ month range, and they have both a swimming pool and club house to maintain. Bella Beach dues are currently \$64/month.

There have been numerous complaints about barking dogs at the house of Mr. Don Weaver. Don is not a Bella Beach homeowner, but he is a neighbor. It was agreed to send him a letter from the board concerning the barking of his dogs.

Dave Loverink has agreed to get the Bella Beach logo printed on letterhead for use on official correspondence.

Don Huster reported on an e-mail from Casey Roloff regarding the status of the commercial buildings at the entrance of Bella Beach. For various reasons, the buildings are running slightly behind schedule. Casey hopes they will be finished in 3-4 months. The two units in the corner building have been sold, but the building south of there has not been sold. The plans for a restaurant building have not been finalized or sold. Casey did not know what types of businesses were planned for the commercial buildings. Don volunteered to contact Casey for additional information.

Dave reported that the installation of the new Bella Beach signs is scheduled for January 26<sup>th</sup> to 28<sup>th</sup>. Dave has volunteered to head up a work party to install the signs. A member from the sign supplier (ES&A) will be present to help with the installation. Either one or two additional work party volunteers are requested. If anyone would like to help, please contact Dave directly. We want to thank Dave for heading up this project.

Don reported on two bids we have for a study of our reserve account. It was agreed that we would accept the bid of the Sterling Company for \$2,200 for the study only. We would probably not use them for any additional contract work.

Al gave a landscape report. He suggested possible landscape projects that should be considered. These include:

1. Do something with the path lights going to the beach.
2. Thatch/plug the lawns in the spring.
3. Re-gravel and/or repair some of the gravel paths.
4. Replace the small lawn on Cavalier with something low maintenance. This lawn is not irrigated. It is also a fire lane.
5. Add one or more small benches in the playground or park areas.
6. Repair several of the wood steps leading to the beach.
7. Improve drainage along the alley on Elderberry.

The only projects that were immediately approved were the repair of the wood steps and the addition of log benches. (The log benches would be made at no/small additional cost to the HOA by using logs from downed trees).

Pam indicated that one homeowner is seriously delinquent in dues. It was agreed that a lien would be put on the house to recover past and future dues.

There has only been one response so far for the election of two available board positions. Pam Getty has decided to run for another two year term. If elected, she has also agreed to continue to handle the Treasurer's duties. All financial accounts (checking, savings, and CD's) are at Pam's credit union in Salem. If anyone is interested in running for a position on the board, please provide a brief statement about their interest and qualifications, and state what they would like to accomplish. The Board would like to have these statements by February 1, 2007, so that they can be published for review by other homeowners.

The next Bella Beach Board meeting will be held February 1, 2007, at Al Watkins' house in Wilsonville at 7:00 pm. Please contact Al if you plan to attend. The next annual Bella Beach HOA meeting is tentatively scheduled for April 21, 2007.

Respectfully submitted,

Al Watkins  
Secretary