

Minutes for
Bella Beach HOA Board Meeting
February 24, 2007

Board Members Present:

Bob Donaldson President
Pam Getty Treasurer
Don Huster
Dave Loverink
Al Watkins Secretary

Others in Attendance:

Cindy Murdoch Bella Beach Property Management
Todd Flick 120 Bella Beach Dr.
Lew Pence 180 Bella Beach Dr.
Sydney Ovist 221 Elderberry
Pat Nelson 375 Bella Beach Dr.
Lisa Ward 325 Bella Beach Dr.
Jadene Stensland 496 Bella Beach Circle

Bob called the meeting to order at 9:05 am. He immediately asked the guests in attendance to address the board with their concerns.

Todd Flick: Todd was concerned about the rules regarding parking. His house has seven bedrooms, and has 19 beds. He feels that the rule concerning the amount of cars parked at a house restricts his ability to rent. The rule states that a house should have no more than three cars per house, and only one of those cars can be parked on the street. Todd said that he has room for 5-6 cars on his property, and has asked for a variance. He also felt that all rules should apply to everyone, whether they rent or not.

Lew Pence: Lew shares parking with the house at 210 Bella Beach Dr. which is a rental. He has had problems getting in and out of his driveway due to parked cars at the rental house. If the cars at 210 Bella Beach Dr. are properly parked, he does not have a problem. That house is managed by Bella Beach Property Management, and Cindy made a note of it.

Lew was also concerned about dog droppings on his property. This has been a re-occurring problem throughout Bella Beach.

Many owners asked that we limit the number of dogs in a rental home. The CC&R's state that an owner may have 4 dogs. Three people at the meeting felt that we should allow renters to bring 4 dogs. The Board has taken this under advisement, as the majority of owners asked that dogs are limited.

Sydney Ovist: Sydney does not like the new change in rules. She wanted to know if the HOA changed the rules regarding rental signs after the fall HOA meeting, and if the entire HOA voted on this change. She also wanted to know if we changed the CC&R's. (They were not changed).

Lisa Ward: Lisa requested that future meetings start at later than 9:00 am. The early start is not convenient for people traveling from Portland. Lisa expressed concerns that homeowners and renters are not treated the same regarding dogs. None of her homes allow more than two dogs, but she does not like having different rules for owners and renters. She also questioned how fines are going to be enforced. Lisa does not like parking restrictions. Also, she is concerned about using homeowner's dues to hire security. She is not sure it is money well spent.

Jadene Stensland: Jadene also voiced concerns that homeowner's and renters have different rules. She was especially concerned about hot tub rules. (Actually, hot tub rules are the same for both owners and renters). She stressed that parking is very limited in Bella Beach Circle, and that garages are often too short for large cars and trucks. She also expressed concern for using homeowner's dues to hire security. As far as rental signs are concerned, she felt that existing rental signs should be grandfathered into the rules.

Cindy Murdoch: On behalf of Bella Beach Property Management, she asked about the status of her request for approval of a commercial property sign. She also asked about the status of the Property Management Application forms.

Pat Nelson: Pat felt that many absentee owners are not maintaining their yards. Parking continues to be a problem for full time residents. He also asked about who will do security at Bella Beach.

The minute's from the January 6, 2007, board meeting were read and accepted. The only change is that the Bella Beach HOA annual meeting is now scheduled for April 28, ²⁰⁰⁷ at 10:00 am. The meeting will take place at the Gleneden Beach Community Hall.

Pam Getty gave the Treasurer's report. There are still several outstanding bills, including those for the signs, and for the landscaper for February. There are nine homeowner's who are delinquent in their dues. Pam has sent letters to eight on them reminding them of the dues. There is one homeowner who is over a year in arrears, and a lien will be filed on that house to recover the delinquent dues.

Don Huster has presented the budget for the Reserve study. Bob decided to review this at a later date.

Dave Loverink gave a report on the status of the new signs at Bella Beach. Apparently the HOA needs to obtain Lincoln County permits for the new signs located on Highway 101. The signs are replacements for the two older signs, but they still need to be cleared by Lincoln County. Don Huster volunteered to pursue the sign permits.

The Board wanted to thank Dave Loverink for heading up the purchase and installation of the new signs, and also thank the installation volunteers. Bella Beach volunteers installed the signs at a savings of approximately \$1,000 to the HOA. The installation crew consisted of Dave Loverink, Kevin Jones of the ES&A sign company, Pat Nelson, Joe Brewer, Bill Huston, and Gerald & Jadene Stensland. We want to thank all of them for their help.

Al Watkins gave the landscape report. The lights on Valerie's Green are now working, but the lights from East Belle Circle to the beach are out. Our landscaper and his electrician are unable to fix the problem, and Al suggested we hire a local electrician. Several people suggested Northside Electric. Al will pursue this. We have two outstanding landscape bids, but will not take action until there is further review. One is for the removal of trees, and the second is for repairs on the two alleys. It was suggested that the next newsletter recommend that homeowners replace any trees that were blown over or removed during the recent winter storms with new trees. There has been a recurring problem with several homeowners placing their yard debris on common areas for pickup by the HOA landscaper. One homeowner has done this at least three different times. In the future, the individual homeowner will be billed. Lakeside Gardening is available to haul yard debris and do other yard maintenance jobs, and can be contacted at (541) 921-9686. Two log benches have been added to the common areas. These were made from fallen trees at no cost to the HOA.

Don Huster gave the Architectural Committee report. The board recently approved the hot tub request of Todd Flick. They have just received a request to add a pad around the hot tub of Stan Potts. That approval is in process, and there does not seem to be any problems. It should be noted that anyone planning additions or changes to the outside of their house should submit a request to either the Architectural or Landscape Committee. We want both you and your neighbors to be happy with your new additions.

Cindy Murdoch gave a commercial property report. Bella Beach Property Management plans to move into the southwest commercial building in March. They plan to be checking in guests starting in April. The two other commercial buildings have sold, but the plans for the buildings are not known. The café has not yet sold, but is being actively marketed. BBPM has submitted a sign approval request for their rental office. The board approved the request. Don Huster requested that Current Development consider landscaping the corner area where the café will be placed. This will improve the appearance of the entrance to Bella Beach.

Rules:

The recently adopted rules were then discussed. Pam Getty brought up the concerns about hot tub hours. The current hours are 10:30 am to 10:30 pm, the same as “quiet hours”. Several homeowners requested that the hot tub hours start sooner. After much discussion, the board voted 4-1 to change the start of hot tub hours to 8:00 am. Hot tubs will still close at 10:30 pm, and “quiet hours” are unchanged.

Several people felt that the rules seemed harsh and inflexible. This was not the intent of the board. It was suggested that the board prepare a preamble introduction to better state the intention of the rules, and not stress enforcement. To address this issue, a rules related Frequently Asked Question section has been added to the Bella Beach website, and additional work is being done on the language of the rules document.

Rental signs were discussed. The CC&R’s prohibit permanent rental signs on homes. It was agreed to start enforcing this rule effective May 1, 2007 after the next annual HOA meeting. This affects only a small number of homeowners, and it does not affect signs with only a house name.

Bob Donaldson discussed the rule requiring all property management companies renting homes in Bella Beach to be licensed by the Oregon Real Estate Agency. Rachel at Bella Beach Property Management Company is currently licensed, and Cindy Murdoch has also most completed the licensing process. Lisa Ward of Bella Beach Vacation Rentals has also started the licensing process. After reviewing state law, it appears that being a licensed real estate property management company is not a state requirement to rent homes at Bella Beach. After much discussion, it was decided to eliminate the requirement that property management companies are licensed.

Miscellaneous:

The homeowner’s directory is being formed. We would like to thank everyone for their response to the contact information questionnaire. Dave Loverink will put the information on the Bella Beach HOA website when it is ready.

Don Huster is working on getting bids for summer time security at Bella Beach.

The next Bella Beach HOA annual meeting will be held April 28, 2007. At that time there will be two board vacancies, Bob Donaldson and Pam Getty. We want to thank both Bob and Pam for their efforts during the past two years. Two people have expressed interest in these positions. Pam Getty has agreed to run for re-election, and would continue to serve as Treasurer if elected. Jadene Stensland has also expressed an interest in running for the board.

A spring newsletter will be distributed 3-4 weeks prior to the April 28th HOA meeting.
Al and Dave agreed to work on the newsletter content.

Respectfully submitted,

Al Watkins
Secretary