

MEMO FROM BELLA BEACH HOA BOARD

March 2, 2007

There were several post February 24, 2007 discussions after the last Board meeting.

1. Based on input from the Board meeting, there will be a revision to the parking rules. The revised rule allows for off street parking (garage, driveway, and alley spaces) plus one car on the street. The only exceptions are the candle-sticks and the ocean fronts on the circle. For those units, we would allow two cars on the street. Of course, future restrictions necessitated by fire and safety access would take precedence on where street parking is allowed.

2. After receiving additional input from HOA attorney Mr. Brain Green, the rule requiring that property management companies are licensed by the Oregon Real Estate Agency will continue. Mr. Green stated:

“The exam and background check requirements for licensing offer greater assurance of professional management for protection of both owners who wish to rent out their homes on a nightly basis as well as their neighbors who do not. This would seem to minimize the liability of the Board and/or the Association for damages caused by negligence or willful misconduct of a property manager.”

This rule will not be changed. In order to allow non-licensed management companies time to become licensed, the rule will not be enforced until July 1, 2007.

3. The next Board meeting will confirm the new parking rule change, and also confirm that there is no rule change regarding the property management licensing requirement.

4. Rules can not be adopted and enforced until officially approved by the Board and then distributed to HOA members. Accordingly, the property management license requirement remains a rule. The proposed parking rule will be adopted and then notice given to all HOA members at the next Board meeting. All changes will be incorporated into the next HOA newsletter.