

**Preliminary Minutes for  
Bella Beach Annual HOA Meeting  
April 28, 2007**

Board Members:

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

Property Management Companies:

Bella Beach Property Management    Cindy Murdoch  
Bella Beach Vacation Rentals        Lisa Ward

The meeting was held at the Gleneden Beach Community Hall, in Gleneden Beach, Oregon. Bob Donaldson called the meeting to order at 10:05 am, and introduced the board members. Bob and Pam Getty established that there were enough votes, either present at the meeting, or by mailed in ballots, for a quorum. The Board wishes to thank those homeowners who were unable to attend the meeting, but were still able to vote their ballots. Pam and Dave Loverink then established proof of notice of the meeting (7-50 days notice).

Al Watkins read the minutes from the October 21, 2006, Bella Beach HOA meeting. The minutes were approved without corrections.

Pam gave the Treasurers Report. Even though there were unexpected expenses relating to tree removal, the HOA is still on budget for the year. The CD has been averaging 5% interest for the past year.

\$28,318.00 CD  
4,108.00 Checking Account  
100.00 Money Market

Bob asked the various committee chairmen to give their reports. Al indicated that the second planting of shore pines above the stairs are not doing well, and will probably have to be replaced with alternative plants. Our landscaper and our history of trees in that area suggests that shore pines are a poor choice. During the winter storms, Bella Beach lost many trees from individual lots. We ask that those trees are replaced on a 1:1 basis in order to preserve the “woody” feeling at Bella Beach. Homeowners were also reminded that yards require maintenance. If no maintenance has

been done since last spring, a yard clean-up is probably in order. Either the property management companies or our landscaper can do this. The HOA has bids to improve the drainage of both alleys, and plans on doing this prior to the fall.

Dave discussed the status of the HOA rules. Almost all of the rule updates involved parking limits (on site parking plus one car on the street), hot tub hours (8:00 am to 10:30 pm), and enforcement dates for rental signs and property management company approval.

Don Huster gave a report on the Architecture Review Committee. Their major approval the past year was for the house being built on Lot #35. Other homeowners, including Jadene Stensland and Stan Potts, have had their project requests approved.

The ballots on hand were counted, and Pam Getty and Jadene Stensland were elected to fill the two vacant board positions. Congratulations to both Pam and Jadene. We want to welcome them both to the board.

Bob then concluded the old business section of the meeting, and re-capped the last two years on the Board. During that time three previous board members were replaced. Three different landscapers were hired. The Bella Beach website was established, and is up and running. Pam Getty has our financial books in good order, and the HOA is working with a CPA in the Salem area. The amount of our Reserve fund has increased. New rules have been established and are being implemented. The Board is working toward providing security on at least a part time basis for Bella Beach. We are pursuing several alternatives in this area.

Everyone thanked Bob and the entire board for their work in the past. Bob turned the meeting over to New Business.

Cindy Murdoch gave an update on BBPM's procedure for booking renters, and confirming reservations. It was well received. BBPM is following the same procedures in Seabrook.

Don Huster gave a Road District update. The Road District, which is funded with local taxes, is entirely separate from the Bella Beach HOA. The Road District has just installed three speed bumps on Oceanview in an effort to slow traffic in that area. Crosswalks were also added. Don also indicated that the Fire Marshall will most likely impose some limits on street parking in Bella Beach, so the efforts of the HOA in this area are probably going in the right direction.

Several homeowners asked about additional lighting at Bella Beach. Solar lights were suggested as one possibility for the unlit cross streets. The twinkle lights in the trees above the pathway to the beach were also discussed. Pat Corcoran indicated that those lights have been replaced at least three different times, and they continue to fail. The last two times the lights were replaced with very expensive lights that still failed in a short time.

Cindy Murdoch asked about how fines would be implemented. She told of a recent incident where a house from another property management company resulted in the loss of revenue for one of her clients. Is there any way that the fines could be used to offset such a hardship in the future? Several people discussed this issue, but there was no definitive answer.

Bill Huston discussed his experience with security last year. Bill indicated that there was almost no problem if people were given a polite reminder regarding rules. On only a few instances was more than one call required. Bill also asked about illegal parking, and parking on the board walk. Some of the boards have been damaged from cars parking on the boards. Would security have the authority to ticket and/or tow such vehicles?

Bob Donaldson adjourned the meeting at 11:10 am.

Respectfully submitted,

Al Watkins  
Secretary