

Minutes for  
June 6, 2007  
Bella Beach HOA Board of Directors Meeting

Attending:

Al Watkins, Pam Getty, Don Huster, Dave Loverink, Jadene Stenslands, Dat Njuyen,  
Ken Bourne

Mr. Huster called the meeting to order at 6:05pm.

Mr. Huster invited the homeowners present to speak as part of the meeting's homeowner forum.

Mr. Bourne presented concerns about the rental signs rule. He feels that the current rule effectively prohibits any rental signs due to the rule's definition of "temporary". Mr. Bourne would like to see the definition changed to be less restrictive and make it easier to have temporary rental signs. The Board agreed to refer his request to the Rules Committee for consideration. All agreed that the CC&Rs clearly prohibit permanent rental signs.

Mr. Njuyen indicated his interest in the ongoing activities of the HOA and expressed an interest in volunteering for future committees or open Board positions.

Mrs. Getty presented a treasurer's report. The HOA may have a short-term cash crunch in the main checking account until the July dues checks come in. If necessary, reserve funds will be used to make up any shortfall.

The Board unanimously approved the minutes from the April 4, 2007 Board of Directors Meeting. Final minutes will be posted on the [www.BellaBeach.org](http://www.BellaBeach.org) website.

Mr. Huster led a discussion of the HOA reserves study. The Board reviewed the asset values, life times and replacement costs. Several necessary changes to the projections were identified. Once the changes have been made, the Board will evaluate the recommended reserve levels and make necessary adjustments during the 2008 budget planning.

Mr. Watkins presented a Landscape Committee report. Maintenance has been going well and is on budget this year. Drainage improvements and adding gravel to the alleyways will be postponed until the July dues are received. Options for improved pathway lighting were discussed. The Board asked the Landscape Committee to provide options and estimated costs at the next meeting. This information will be included in the next HOA newsletter along with a request for comments from all HOA members.

Mrs. Getty presented a Rules Committee report and the Board discussed HOA quiet time hours as they relate to Lincoln County's quiet time ordinance.

Mr. Watkins discussed Memorial Day weekend security. Feedback was positive and the Board approved the use of the same company for July 4<sup>th</sup> holiday security.

The Board referred Bella Beach Property Management's sign request to the Commercial Properties Committee.

The Board discussed property management companies and the approval process. As of the meeting date, Bella Beach Property Management and Horizon Vacation Rentals have been approved. Bella Beach Vacation Rentals has an application in progress. Three other property management companies were identified that have not made application. The deadline for HOA members to use an approved company is July 1, 2007.

The Board appointed Mr. Watkins to replace Mr. Huster as the chairperson of the Commercial Properties Committee.

The Board appointed Mrs. Stenslands to replace Mr. Huster as the chairperson of the Architectural Review Committee.

The Board discussed the business liability insurance requirement for approved property management companies in regard to a question posed by Mrs. Ward, owner of Bella Beach Vacation Rentals. The Board asked Mr. Loverink to respond to Mrs. Ward.

The next Board of Directors meeting was scheduled for August 4, 2007 at 10:30am. It will be held at Mr. Watkins' residence in Bella Beach.

Mr. Huster adjourned the meeting at 8:10pm