

**Meeting Notes for  
August 2, 2007 at 5:30 PM  
Bella Beach HOA Board of Directors Meeting**

**Location:** City Hall, 29799 Town Center Loop East, Wilsonville, Or 97070

**Attendance:**

Board: Al Watkins, Pam Getty, Dave Loverink, Jadene Stensland, Patrick Corcoran  
Homeowners: Lisa Ward, Ken Ham, Vince & Sydney Ovist, Tori Pontrelli

Called to Order: 6:01 PM

Board unanimously approve June 6, 2007 meeting minutes

HOA Board Secretary, Jadene, shall email meeting notice to all homeowners at least 2 weeks in advance. Notice will also be posted on website by Dave.

➤ Board Business

- *Review Directors' Insurance Policy (Pam & Dave)*
  - Pam stated that the insurance was \$2M per claim
  - HOA Board Members are named on the policy
  - Endorsement on regular policy
  - Dave will have Tom Smith (attorney) review and comment.
  - Dave will provide copy of policy to all Board Members
- *Review revised reserves study (Al)*
  - Al provided an update to Board
  - Sterling Community Management, Inc.
  - Al will follow-up with firm to update Study
    - Concrete Stairs & common area rip rap
    - Bella Beach Dr Boardwalk
    - Log Fence
  - Al will provide new update at next meeting
- *Security Company Update (Pam)*
  - Security had very few issues on July 4 week
  - Security company will provide proposal to Board
  - Pam will follow-up
- *Newsletter (Dave)*
  - Schedule mailing for September, after next Board Meeting
  - Include info about July 4 and Labor Day Events
  - Lighting update (Al)
    - Provide 3 options with drawing/photo & costs
      - Enhanced path lighting (low)
      - 4 – 7 ft post lighting

- Street lights (\$2,000 each + monthly utility bill)
      - Shall be “dark sky” friendly fixture
  - Bulk Cable & Internet Service Provider Discount (Jadene)
    - Cost savings for HOA
    - Most HOA members must want to join
    - Paid thru HOA fees, not separate bills
    - Jadene to follow-up on costs
- *Owners' using unapproved PMCs*
  - Discussed Board position on PMC requirements
  - Input from homeowners & PMC
    - Lisa Ward and Ken Ham expressed concern about requirements interfering with their ability to do business
    - Lisa Ward and Ken Ham want their business’ intellectual property to be kept confidential
    - Lisa expressed concern about BBPM taking photos
    - A1 Rental has requested a time extension to be able to get PM RE License
    - Lisa Ward had been granted a time extension to get their PM RE License
  - Board decided to table this item until the next meeting
- *HOA Member Forum (5 minutes each for any members present to speak)*
  - Ken Ham renewed objection that the PMC Rules are unreasonable
  - Lisa Ward presented her concerns about the PMC Rules
  - Vince Ovist recommended meeting notification by email
    - Board stated that meeting dates, times and location is posted on the website, however, email will be sent 2 weeks in advance also
  - Vince Ovist recommended that a “Forum” be added to the website so that homeowners have a means to communicate with each other – Dave will follow-up
  - Vince Ovist recommended a Community Directory and vicinity map be erected in the commercial development area that shows the house name, PMC and phone number – follow-up by Commercial Committee
  - Ken Ham recommended renting HOA Common Area space to a cell tower company to get better reception and receive monthly rent
  - Ken Ham updated his correct mailing address
- *Community Concerns*
  - *Two parking requests (Lisa Ward, Tori Pontrelli)*
    - Board provided a provisional approval to allow parking in front of Lisa’s home at 325 Bella Beach Dr and Tori’s home at 265 Bunchberry Lane. The approval is temporary, since the road district is planning changes in these areas.

- *Road District letter/info review (Jadene)*
  - Jadene has requested meeting notes from the Road District and will forward to Board
  - Road District is planning parking changes on Bella Beach Circle
  - Board will discuss further at next meeting
- *Revise wording of approved-PMC rule to clarify owner-only rental vs. a company?*
  - Forwarded to Rules Committee for recommendation (Pam)
- *"Temporary" update for rental signs (see minutes from last board meeting re: Ken Bourne)*
  - Forwarded to Rules Committee for recommendation (Pam)
  - All rental signs have been removed
  - Pam stated she liked the small signs that Lisa used
  - Al stated Lisa's signs looked good
  - Concerns were expressed about having signs on all homes, though
- **Future Board Considerations**
  - **Subdivision Signs Plan (Jadene)**
    - Board discussed installing signs on Common Area north of Oceanview St, near Hwy 101
    - Signs to be installed on lower berm, next to Hwy 101 ROW
    - Jadene will create proposal to remove trees to submit for ODOT approval
    - Then signs will be re-installed by ESA. They agreed to no labor costs for the sign reinstall, but the HOA will cover hard costs (posts, renting the hole digger, etc.)
  - **Website Members Directory Update (Dave)**
    - A password protected area has been created
    - 70% of homeowners have returned questionnaire
    - Update next month by Dave
  - **Community Center**
    - Casey offered to sell lot(s) to HOA
- **Committee Updates**
  - **"Rentals" Committee**
    - Do we want to create a rentals committee that would, hopefully, contain representatives from all PMCs that operate in Bella Beach
    - To facilitate communication between each PMCs and HOA
    - Lisa Ward and Ken Ham stated they did not want to participate on Rental Committee

- Board decided not to pursue this idea
- Rules Committee Report (Pam)
  - Pam to invite Vince Ovist to join Rules Committee
  - Fireworks Rule needed
- ARC Report (Jadene)
  - Approved flyer box for 496 BB Circle, with window For Sale sign
  - 276 Bunchberry – Need to contact owner, recent work not reviewed by ARC
- Landscape Committee Report (Al)
  - Yard inspections complete – 10 needed improvements
    - Reinspect in 30 days
    - Most owners have already began improvements
  - Additional Work - Approved and Paid
    - \$500 Misc electrical and landscaping (to be paid in August)
  - Proposed Work (DELAYED for funding reasons)
    - \$900 french drain in Bunchberry (need revised bid)-
    - \$1500 estimate for (5) additional post lights installed (locations to be determined)
- Commercial Properties Committee Report (Al)
  - Al will talk to BBPM about parking in front of bldg
  - Al will talk to Road District about parking around commercial area
- Treasurer's Report (Pam)
  - Checking: \$12,746.02
  - Saving Certificates: \$29,831.00
  - Board receives ~ \$2,500 per month in expenses
  - HOA Dues – July 2007
    - 7 unpaid
    - Late charge is \$25/30 days & \$125/90 days

**MEETING ADJOURN:**

**ACTION ITEMS:**

1. Document the Rules Committee Timeline (Dave)
2. Board to talk to BBPM about HOA expectation of Rules

**NEXT MEETING:** Saturday, September 15 at 10 AM  
Al Watkin's Home – 311 Bella Beach Drive