

**Meeting Notes for
September 15, 2007 at 10:00 AM
Bella Beach HOA Board of Directors Meeting**

Location: Al Watkins Home: 311 Bella Beach Drive, Bella Beach

Attendance:

Board:

Dave Loverink	XXX Bella Beach Dr	Al Watkins	311 Bella Beach Dr
Pam Getty	XXX Twinberry?	Patrick Corcoran	234 Bunchberry Dr
Jadene Stensland	496 & 484 BB Cir		

Homeowners:

Lisa Ward	325 Bella Beach Dr	Ken Ham	
Vince & Sydney Ovist	116 Elderberry Dr	Cindy Murdoch	211 Bella Beach Dr
Stu Miller	335 Bella Beach Dr	Doug & Karen Bales	296 Bella Beach Dr
Ray Roberts	286 Bella Beach Dr	Pat Nelson	375 Bella Beach Dr
Dat Nguyen	30 Bella Beach Dr	Brian Schroeder	311 Kinnickinnick Dr
Bob Donaldson	321 Bella Beach Dr	Ken & Linda Bourne	40 Bella Beach Dr

Called to Order: 10:01 AM

10:01 Invitation to homeowners to attend the September 15, 2007 HOA Board of Director's Meeting was sent by email on 9/4 and updated on 9/6 by Pam Getty, HOA Treasurer. The meeting notice was also posted on the HOA website on August 12, 2007.

10:02 Board unanimously approve August 2, 2007 meeting minutes

10:10 HOA Member Forum (5 minutes each for any members present to speak)

10:18 Board Business

- Reserve Study Review
 - Dave updated why Study was needed
 - There was an update to Oregon Law that reserve studies are required
 - We have 3 years (2010) to comply with new law and need to deposit enough reserve funds in the bank account
 - HOA has \$29,000 however, we need \$42,000
 - No HOA dues increases expected for this short-fall, because we will use "Special Projects" fund
 - Sterling Community Management, Inc. did the study
 - Al will follow-up with firm to update Study
 - Concrete Stairs & common area rip rap
 - Bella Beach Dr Boardwalk
 - Log Fence

- Trees in Lisa's yard can be used
- Blake has Canadian cedar for good price
- Al will provide new update at next meeting

- Review Board calendar (10:25)
 - Dave created a Board calendar and distributed
 - Consolidate Mailing
 - Set Next Meeting
 - Shift some dates to make meetings work out with timelines

- Committee Reports (10:28)
 - Treasurer's Report (Pam)
 - 2008 Budget (compare 2007 budget to YTD-actual, assess priorities for 2008 and reserves needs)
 - Mailing cost \$346 each
 - There are still XXX homes with unpaid dues
 - 90 day penalty shall be added to bills beginning XXXXX
 - Bulk Cable & Internet Service Provider Discount (Jadene)
 - Jadene provided costs from MDM Cable
 - (add costs here)
 - Cost savings for HOA
 - Most HOA members must want to join
 - Paid thru HOA fees, not separate bills
 - Alternates proposed by members
 - Find out how much bulk cost from CenturyTel (Dish)
 - Find out costs for Direct TV and completely Wi-Fi Bella Beach
 - Need 3 tower in community
 - Who maintains the towers and how much \$\$
 - Ken Bourne to forward tower specs to Jadene
 - Include info in the newsletter to see if members are interested in pursuing
 - ARC Report (Jadene)
 - Road District changed to Parallel Parking Only on Oceanview Street (where to where???) in June 2007
 - New signs and speed bumps were installed at that time
 - Need recommendations about projects that did not request ARC approval
 - 276 Bunchberry – Deck and hardscape installed
 - Deximer(?) – Landscape fence in front yard
 - ARC to create policy

- When do owners need to contact the ARC for approval? What's the process? What happens if they don't?
- Landscape Committee Report (AI)
 - Park irrigation & lights
 - Power was provided by the Boyd's, via extension cord. Now it is on new circuit, and cord is not being used.
 - Broken picnic table has been fixed
 - Post split rail in park is replaced
 - All path lights are working, plastic risers have been replaced with brass risers
 - There is still storm damage trees that need to be replaced
 - Recommend adding shore pines in common areas – hey are good price (??)
 - Recommend adding beach grass to path area where shore pine is doing poorly
 - Landscape letters have been sent and almost all repairs by owners have been completed.
 - If not done, then HOA will contract with landscaper and bill homeowner
 - The playground canopy tear is bad. We should buy new canopy and swing in Spring
 - Additional path lighting is \$300 per light, 75 W bulbs
 - Projects that need to be completed
 - Valerie Green Alley – remove older tree \$950
 - Aerate lawns \$150
 - Remove 2 shorepines at park \$175
 - Remove shorepines and alder at beach path \$375
 - Vince requested that branch be removed (address??) when they remove XXX and he will reimburse the HOA
- Rules Committee
 - Need to provide Board with recommendation of wording of approved-PMC rule to clarify owner-only rental vs. a company?
 - Need to provide Board with recommendation of PMC requirements
 - Need to define "Temporary" for rental signs
- Commercial Properties Committee Report (AI)
 - 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

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- Planning for early November newsletter
- Other Items, as time allows
 - Website Members Directory Update (Dave)
 - A password protected area has been created
 - 70% of homeowners have returned questionnaire
 - Update next month by Dave
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11:15 Action Items

City of Wilsonville City Hall

6:00 PM, Wednesday, October 24, 2007

11:30 Executive Session (Board Members Only) – Legal Issues

12:00 Meeting Adjourn