

May 4, 2008

### Bella Beach Board Meeting

Members Present: Dat Nguyen ,Pam Getty, Joe Brewer and Jerry Iervolino

Members Absent: Casey Roloff

First order of business was to appoint Jerry Iervolino as Secretary.

Minutes from last meeting were approved and adopted by the Board.

The Board then elected Dat as President, Pam as finance chairman, Jerry as Secretary and Joe as architecture chairman.

Casey recently expressed a desire to have his local property manager sit in and represent him at Board meetings. Board discussion ensued and it was determined that it would be inappropriate, due to confidential issues which come up, to have someone other than a Board Member participate.

The Board discussed the cost of last years legal expenses. They were approximately \$15,000 with a final bill due for \$4,000. It was suggested and agreed upon that new counsel should be interviewed. Local attorney, Brian Green, was mentioned as a possibility. It was agreed that any future need for legal counsel should be reviewed and approved by the Board. Dat should be the point person and a periodic review of legal counsel and fees should be conducted. Further, as a means of adopting new rules which may require a legal document, that legal.com be considered.

Adoption of best practices was discussed and agreed that any homeowner and member of the association whose has a grievance or concern, should and can, bring said concerns the Board's attention for appropriate follow-up.

Pam gave the financial report. She informed the Board that the HOA has a current balance of \$10,000. More details to follow.

Bella Beach entrance signs were discussed. It was determined that approval from ODOT is required. Therefore, Dat will ask Casey for assistance in obtaining said approval.

Document hand-off with the previous Board President is to be undertaken by Dat.

It was suggested, as a means of outreach that neighbors of Bella Beach not in the association, be invited to HOA meetings or socials. It was agreed to do so when appropriate.

It has been suggested by a homeowner that Bella Beach host a social on the 4<sup>th</sup> of July. The Board agreed if there are volunteers to organize it.

Also discussed, was a complaint by a homeowner that rental tenants of a neighbor have trespassed and caused damage to her property. It was generally felt by the Board that such actions should be communicated to the local police for appropriate action.

Joe expressed concern over potential safety hazards that exist on site. He was asked to communicate said concerns to homeowner. If not taken care of, he take corrective action and the Board will bill the homeowner. Joe also expressed the need for improvement of grounds. The Board asked that he elaborate on the needs and take steps to improve grounds. The Board was informed that funds were available for this purpose.

Last item of business was a property management bill for \$76.70. Approval was made for payment.

Respectfully submitted,

Jerry Iervolino  
Secretary