

Minutes of Bella Beach HOA on August 16, 2008

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

Absent: Casey Roloff

Others Present: Dell Champlin, Marianne Champlin, Jeanne Hansen, Michael Hansen, Lisa Ward, Peggy RippenKroeger, Pat Corcoran

Dues were discussed along with an assessment for late payments. It was agreed that after an appropriate notification, fees should be assessed on any homeowner who fails to pay.

Pam Getty informed the committee and residents present that our cash reserve are in order and adequate to meet expenses and sufficient to complete small projects.

Homeowners, Hansens, were in attendance and requested an approval for a hot tub for their property. They provided a drawing of said hot tub for ARC Committee review.

“For Sale” signs were discussed and it was concluded that the CC&Rs already covered the subject and that a letter would be sent to the various realtors who service the area.

The sign for Bella Beach was discussed and the approval needed by ODOT. Joe Brewer mentioned that he would pursue needed approval with local official.

The fence that separates property adjacent to Bella Beach and which needs replacement was brought into discussion. It was decided to defer to Casey Roloff and homeowners. Any fence that is selected must conform to the CC&Rs.

A playground sign stating “No Trespassing For Residents of Bella Beach Only” and a closing to existing adjacent property was agreed upon after a site visit. Also approved, was a new picnic table and consideration for new furniture that currently exists in the park. Based on funds available, new equipment will be bought.

Joe Brewer informed the committee of a communication issue he was having with the landscaper. It was agreed that we would discuss issue in a closed session. This was done and it was agreed that letter setting forth what was required of the landscaper be drafted and sent.

A recent water line break was discussed and determined that the cause of the break was unknown. The HOA asked that Peggy from the Bella Beach management group, alert maintenance people to be observant to such issues as the aforementioned one. Homeowners present asked that water shut off valves be marked and accessible. Such information should be prominently posted at the homes and on the grounds.

Meeting concluded and was adjourned. Afterwards committee members walked the property and discussed maintenance items that should be investigated re: replacing existing lights to solar lights. Joe Brewer agreed to follow up. Also, the spit rail fence needs to be replaced and an estimate should be obtained.

Respectfully submitted,

Jerry Iervolino
Secretary