

1/17/09

### Bella Beach Homeowner's Board Meeting

Board Members: Dat Nguyen, Pam Getty, Joe Brewer, Richard Ballard and Jerry Iervolino

Homeowners Present: Pat Corcoran, Peggy RippenKroeger, Barb Iervolino, Rob Noce, Lisa Ward, Kent & Linda Bourne, Julie Donaldson and Dell and Marianne Champlin.

First order of business were presentations by three landscapers. A motion was made and it was voted to continue with our current landscaper, Lakeside Gardening, with the requirement that he have 60 days in which to obtain appropriate licenses and insurance. In addition; Julie Donaldson, Lisa Ward and Al Watkins have agreed to be part of the landscape committee along with Joe Brewer.

Next it was decided that the current security company would have the additional responsibility to put signage on cars parked in the no parking zones. It also was agreed to continue with our present security company but to reevaluate their costs.

The purchase of new lawn furniture for the park area was agreed upon.

Concern over trash cans being left out was discussed. It was noted that this policy is addressed in the CCNR's and that we would send out a note restating said policy to all homeowners.

Going forward, it was agreed that any homeowner who is delinquent with their homeowner's dues will receive a \$25.00 late charge. In addition, none payment of dues will result in a lien against their property.

Pam gave a presentation on the current budget which is in line with our expenses. Dues will remain at the current rate.

We will evaluate the necessity of replacing the split rail fence around the park area. Also, tree removal and a leaking drain will be looked at before going forward with any work.

Meeting was adjourned at 2:30pm.