

BELLA BEACH HOA BOARD MEETING – WILSONVILLE, OR – 04/24/2010

IN ATTENDANCE:

Richard Ballard – Board Member
Dat Nguyen – Board Member
Ken Bourne – Home Owner
Pat Corcoran – Board Member
Vine Ovist – Board Member
Pam Getty – Board Member
Bob Donaldson – Home Owner

MINUTES OF PREVIOUS MEETING – Not Available

TREASURER'S REPORT – Pam

Currently on budget.

No major un-budgeted expenses so far this year.

DUES:

There are still 3 owners in arrears. One is a foreclosure and is expected to be current soon.

The remaining two will have liens placed on the property if not current by July.

LANDSCAPE REPORT:

Generally the impact of the weather this winter has been minimal.

The Kids Play Area has a broken swing with will be fixed.

The landscaper has requested a storage shed be made available. Discuss will continue.

A suggestion to put kids toys in this area did not receive much positive feedback. The general belief is that when the kids come they should bring their own toys and then take them with them when they leave.

The park is still settling.

Current plan is to level the parks surface to see if this results in any improvement. If the park continues to become a bog and or settle, then French drains will have to be installed to remove the standing water.

We will proceed with the leveling and the monies have been budgeted to cover this.

If French drains are required an updated quote will be obtained, reviewed and the decision made at that time.

ARCHITECTURAL COMMITTEE:

The request for paint and modifications at 459/461 Bella Beach Circle was approved.

There is currently a request for height modification and additional decking at 425 Bella Beach Circle.

This request needs further discussion as it may impact the view from other homes in the circle.

Further discussion and a request for a sight impact will be requested.

COMMERCIAL PROPERTY COMMITTEE:

The coffee shop is open and seems to be doing a fair business. Comes with good reviews.

There are still outstanding issues in obtaining one of the Blue ODOT signs listing Food and Lodging.