

**MAY 15, 2010 BELLA BEACH HOME OWNERS ASSOCIATION ANNUAL MEETING.**

**Call to Order:** Meeting called to order @11:05 AM.

**Introduction of Guests:** A few guests were present:

Mike Goff representing the security folks discussed the efforts they go through on behalf of the HOA.

Mike did request a parking map for Bella Beach Circle so they can police that area for parking violations.

Steve Fischer was introduced as the new General Manager for Bella Beach Rentals

Café Bella Mar is up and running. They provided snacks and refreshments for the meeting.

**Introduction of Board Members and candidates for the Board:**

The Board was introduced followed by general introductions from the homeowners.

Vince Ovist – Not present.

The three candidates were introduced.

Dat Nguyen  
Bob Donaldson  
Richard Ballard

**Review of ballots to determine if a quorum was met for election of Directors:**

Needed for quorum:	36
Home owners represented:	40
Voted:	40

**Proof of Notice of meeting:**

Two emails and the proxy letter sent.

Report of officers:

**Treasurer's Report for 2010**

### **Treasurer's report**

So far this year we are right on budget, in fact we are actually a little under. Expenses are minimal this year. We hope to continue this trend. The average monthly costs for Bella Beach is \$3600.00 ( this does not include added landscaping and repair expenses or additions to reserves)) We increased the landscaper's income from \$1850. to \$2150.00. Thomas has taken on more responsibility's for Bella Beach .

We have our accounting firm of Mackey-Porth –Unrien auditing our books and checking account. They have found no discrepancies.

### **Financials :**

Checking \$1034.00

Money market \$5001.97

CDs and reserves: **\$70883.00**

All bills paid to date.

Total accounts **\$:76918.00**

### Report of Committees:

#### Landscape Committee

Weather has been fairly good so it has had a minimal impact on the budget. There have been a few trees down which required maintenance, but most have been on owner lots. The playground swing needed to be repaired. A storage shed for landscape materials and tools will be sited at the playground.

Park fence has been replaced.

The main park lawn will be budgeted for repair.

It is being recommended that the communal garbage cans be replaced.

#### Architectural Committee

459, 461 Bella Beach Circle :

Trim repainted.

Hot tub will be re-installed.

424 Bella Beach Circle .

A request to add:

Second floor deck to the North side.  
Enclose 3<sup>rd</sup> floor. This is currently a roof deck  
and sunroom.

### Commercial Properties Committee

The deli/coffee shop is up and running with good reviews.

Election of Directors:

Vote Count and announcements of results.

Candidates for Board seats:

Dat	38 votes
Richard	38 votes
Bob	36 votes

Current Board now consists of:

Dat Nguyen  
Richard Ballard  
Pam Getty  
Bob Donaldson  
Vince Ovist

Comments/questions from Lot Owners;

“For Rent” sign discussion:

Summary: There was a discussion to allow placement of permanent For Rent signs on individual homes, including web site addresses and/or telephone numbers.

At issue is the CCR section dealing with sign placement and subsequent Rules further restricting sign display and placement.

The two opposing views of the situation are:

1. Eliminate the CCR section and Rule and allow the owner to place signs at their own discretion.
  - a. Examples of possible sign formats were displayed and discussed
2. Maintain the ban as outlined and defined in

the CCR and subsequent Rule.

There was discussion around the possible legal issues raised by the CCR and Rule.

On the one hand it was suggested the CCR and Rule could possibly fail any court challenge.

On the other hand, Bella Beach HOA's legal council provided the opinion that the CCR and Rule were valid in both content and development.

Opinions were presented indicating the value to owners who rent and opposition opinions indicating the possible decrease in safety (advertising "vacant" homes) and community feel if the signs were allowed.

Opinions were presented both for and against relaxation of the CCR section and Rule with both permanent residence and rental owners coming down on both sides of the issue.

It was suggested that the Rules process was possibly a unilateral Board decision without input from all HOA owners. However, it was pointed out the Rules were voted on and endorsed by the HOA at large.

It was suggested and approved that a survey would be developed, distributed to the owners requesting the current feeling of the community on the subject.

Toys at the Playground:

A suggestion to place toys at the playground was briefly discussed and turned down. The thoughts were that if parents want their children to have toys there, they can provide them and remove them when leaving.

Doggy Bag station replacement:

The doggy bag stations need to be repaired.

10 year Celebration

It was suggested there be a 10 year celebration this summer. It will be looked into and information forwarded as it becomes available.

Adjournment: