

Bella Beach HOA Board Meeting – Wilsonville, OR – 2/26/2011
Minutes

- Call to Order.
 - Present for the meeting:
 - Richard Ballard – Board Member
 - Bob Donaldson – Board Member
 - Pam Getty – Board Member
 - Barbara Iervolino – Home Owner
 - Jerry Iervolino – Home Owner
 - Dat Nguyen – Board Member
 - Vince Ovist – Board Member
 - Sydney Ovist – Home Owner
 - Jeremy Strouhal – Home Owner
 - Mychelle Strouhal – Home Owner

- Reading of minutes of Preceding Meeting.
- Minutes of meeting read and discussed briefly.
- Treasurer’s Report
- Current monies on hand and in various financial vehicles were listed and discussed.
 - Checking: \$3,811.00
 - Market Investor: \$19,343.00
 - Cert. of Deposit: \$63,040.00
- Status of HOA dues were discussed.
 - One person has not paid for over a year. Attempts to contact this individual to discuss the issue have not been answered.
 - This will be turned over to lawyers.
 - Four other homes are also delinquent for the current year. A number of these could be in various states of sale or legal actions. These will be followed up to determine status and the next action needed.
- The current budget for accounting services was discussed and a concern over the benefits of the majority of the billable items was presented. It was felt with the exception of auditing most could be done by the current Board or a more cost effective means found. This will be further investigated.
- Landscape Committee
 - A walk through with Thomas was completed and most areas of current concern have been addressed.
 - Valerie’s Green rock replacement
 - Status of general landscaping is good.
 - Thomas’s request for him to install a shed near the playground had been approved, but he has not yet completed the project.
- Architectural Review Committee
 - No new requests.
- Commercial Properties Committee
 - The coffee shop has closed. No apparent successor is eminent.
- Home owners open forum
 - Discussion of augmenting the current Board structure with a Professional HOA Management company.
 - Many concerns with the viability of Owner Board and the limited number of individuals willing to serve on the board being a major issue.
 - About half of Bella Beach owners live out of state and have little contact and availability to serve. Most homes are rentals which makes it extremely difficult to get volunteers. What the roles, cost and other considerations of employing a professional HOA management company

- will be investigated.
- Ideas to increase the ease for owners to become more involved were
- discussed.
- More reliance on email
- Go To Meeting
- Webinars
- Any suggestions are welcome!
- Discussion concerning expanding the CCR's or Rules to include a more
- specific and detailed Code of Conduct for owners, renters and all entities
- present and/or doing business within Bella Beach. No firm resolution or
- consensus was reached and further discussion will be dependent on owner
- interest in pursuing the expansion. The Board would welcome any suggestions
- for wording and content of proposed additions and/or changes. The Board
- would also welcome any interest in pursuing this discussion.
- This should include:
- What should be covered in these articles?
- What should the ramification of a breach of the rules
- consist of?
- Enforcement considerations would also have to be
- fleshed out?
- As indicated no consensus or directive to proceed was developed and
- the Board will wait on owner input prior to any further discussions.

Meeting adjourned.