

**Bella Beach Board of Directors
September 10, 2010**

Board members in attendance:

Dat Nguyen
Pam Getty
Bob Donaldson
Pat Corcoran

Homeowners in attendance:

Barb and Jerry Iervolino
Tom Getty (and Oscar)
Lew Pence
Lee and Tammi Larche

Other:

Steve Fischer – Bella Beach Property Management
Brian Bardfield – Bella Beach Property Management

Dat called the meeting of the Board to order at 12:10pm. He explained that we did not have minutes from the last HOA meeting, but that the Board would try to put them together from various notes.

He laid out the agenda for this meeting:

Treasurer's report
Committee reports
General updates
Questions

Pam reported that we had \$19,500 on hand and \$65,585 in reserves, in accordance with the reserve requirements. We have \$5,700 coming due:

\$2500 to Blake on the park project, with \$4,300 due
\$1140 for the mole eradication
\$2250 to Lakeside
\$300 for utilities

Pam reported on the dues. We have \$4,210 outstanding dues. There are 16 homeowners whom are delinquent in their dues.

There was discussion on delinquent dues. One topic was to determine if the BoD and HOA have the legal right to cease the renting of a property until the dues have been paid. Jerry Iervolino will check with his Portland HoA and Board to see what the law states.

We also discussed garnishing rental accounts and liens. Pam mentioned that Tom found an attorney who handles nothing but HOAs. Bob was aware of this firm.

Discussing the Reserve Study, Pat suggested we review the study and come up

with a list and schedule of projects needing to be supported by the reserve. Pam will send Pat the Reserve Study, so a list and timeline can be developed.

Steve asked about the disrepair of the stairs at Pelican Way. The Board/HOA has no authority nor responsibility in this area.

It was also asked what the restrictions were on fire pits. A homeowner suggested we put a fire pit in the main park. We received an overwhelming negative response from homeowner this summer. Pat thought there were restrictions by the fire marshal that open fires were prohibited during the key summer months.

COMMITTEE REPORTS

Landscaping

The Board approved some major projects since the last HOA meeting: fixing the drainage and lawn in the main park, building a fence between the play ground and Hwy 101 and taking care of the mole problem that is plaguing Bella Beach.

Mole eradication:

The person working on this will need to do a treatment monthly for the next couple months.

A discussion ensued on how to deal with moles in individual homes. There are many signs of moles “popping” up throughout the community. Individual homeowners need to take care of their occupancy, or the moles will quickly return to the common area. Further discussion is needed to determine the cost/household

Park project:

Blake is working on the park area, raising the level of the lawn at the West end and working on drainage. Pam will send out notices to the homeowners on the park project and restrictions on usage/time.

Thomas is taking care of some new planting beds around the condos and adding more gravel behind Valerie’s Green.

Fencing around the play ground:

Thomas provided a bid, with another license contractor. The project will start in October

ARC

There was concern expressed about the garbage cans being left out for all to see, especially around the Candlesticks. The Board felt that there was plenty of room in people’s garages. Lew confirmed that the garbage company will go inside the property, for an nominal fee, to pick up and return the cans.

There were no updates on the commercial properties.

General Questions

Dat asked for volunteers to fill the Board position for Richard. Pat wondered if there was anything in the Bylaws about replacing a Board member. Based on the number of meetings missed, there is a precedence.

Jerry volunteered to help out with projects, but not as a Board member.

As mentioned above, we confirmed that a letter would be sent to homeowners delinquent in their dues. Subsequent to this, a lien will be filed on each home.

Bob will get the name of the person at Featherstone about liens.

Pam will issue this final letter to the people involved.

The meeting was adjourned at 1:03pm