

Bella Beach HOA  
May 5, 2012

18 people in attendance plus the four board members.

Lisa Morrigan gave an update on the sale of homes for sale and the status, an overview of the market, their company focus.

Market – sold homes 15-19/month...down 50-60% in Lincoln County from 2005 peak. Average home is up 12%. Last month, there was an increase in activity for homes 200k and under. Sales for year: three so far this year.

Café C'est la Vie

Penelope and Tony are opening up the new Bella Beach Café on June 1.

The menu is French inspired. Crepes: savory and sweet – 3-4 of each, pastries, smoothies, they will be using Café Umbria coffee.

Beer and wine – in the works

Hours: 9-6 or 7:00

We introduced the Board members and the new candidates: Del and Richard were introduced and Robert running again.

Ballots – we had a quorum with 39 – 36 is required.

Election Results:

32 – Dell

31 – Rick

31 – Bob

Proof of notice of meeting – under 50 days – email 3/22 plus reminder emails

Pat read the minutes from the previous Board meeting

Dat discussed the homeowners with outstanding dues – letters went out to 16 delinquent dues – all paid. This time there are six delinquent homeowners. The concern is that each time the acct'ng firm sends out a letter, it's \$25. More below

Committee Reports:

Treasure's Report

2011 – budget is \$57,200

Year to date, we are at \$23,138

Line Items

landscaping is on target

utilities and accounting down

security same

taxes – on CD and property

doggie stations –

mole removal only one time

Reserves – \$68,000  
Checking - \$1702  
Money market: \$4,000

If the 6 owners pay, we will be fine and not need to break into a money market

A discussion ensued on how do we handle delinquent dues?

Jerry Iervolino mentioned a similar situation in Portland. Amended bylaws in HOA – 2-6 months notice. After that notice 20 days, we cut off the water.

We do have a right to say you are not allowed to use the common areas, but how do we enforce this?

One of the things is that the charges levied by accountant – is transferred to the home owners

Richard – can we set up installments? Yes, we are very open to working with the people.

July – we can remove the money from the money market, but we don't want to want to break into cd

Jerry – utilities say that if it's in the bylaws, we can do it.

Landscape – Thomas and Julie

- ◆ Completed: entrance and ocean view
- ◆ Rock pathways
- ◆ Fenced in play ground
- ◆ Salal removed
  
- ◆ We need to let homeowners know they should not be putting yard debris etc. in the common area for Thomas to remove.
- ◆ We plan on spraying the moss in lawn, reseed, trim pined, light check and repair
- ◆ Blake was hired to work on the French drain and Thomas supervised. French drain in the middle the park. Better that it used to be, but still need to watch out where we mow
- ◆ Talked with electrical company – they need the foliage around the electrical boxes removed. Thomas is working with them on protecting with lattice.
- ◆ Upcoming projects:
  - 101 area
  - Beach front
  - Work on fixing the lights himself to save money
- ◆ Need to do a sprinkler test – last year July, huge bill. Only lawn is irrigated.
- ◆ Drainage ditches – clean out this coming week.
- ◆ Speed limit – from 20 to 25 – Board checking to see why. We discussed dropping it even lower – perhaps to 18MPH

ARC

There was only 1 home requested approval: Robin's Nest – asked for the porch roof.

Commercial

We received an update from Lisa on the café

#### Questions/comments

Pat Huston brought up her concern about the darkness and wondered why homeowners did not keep their porch lights on. We discussed how we could not force homeowners to do so. We also talked about photocells, solar lights, making sure the path lights were all working and synced

We discussed how to handle too much noise after the 10:30 quiet time. The feeling was that the person contacts the rental manager first and then security.

Bob thanked Dat for all the work that he's done. This is a thankless job, so it's appropriate that we give him thanks.

Arlyn – also thanked Pam

The topic of Casey's plan for a pool was brought up. Since this is only in the discussion phase for Casey, there is really nothing to discuss. When he submits the plans, the ARC and Commercial property committees and Board will get involved. Until then, it's all speculation

#### Upcoming Board meetings:

July 21 – Rick October 27 – Café

Jan 19 – Del's

April 13 – Pat's

May 18 – HOA Meeting – Café or Community Center

#### Board Officers:

Bob Donaldson is president,

Pam Getty is treasure

Pat Corcoran is secretary

Dell Champlain – at large member

Rick Bostwick – at large member

The meeting was adjourned 12:14pm, with wine and snacks being provide by Ed and Lisa.

A special thanks also to Café C'est la Vie for the coffee and crepes.