

Bella beach – 10:04, July 21, 2012

Meeting called to order by Bob

Board members in attendance: Dell Champlin, Bob Donaldson, Rick Bostwick and Pat Corcoran

Guests: Dat Nguyen and Ed Tanabe

Agenda – minutes were circulated and stand approved.

Future meetings – posted on line

Treasure's report – sent out by Pam

There are some CDs coming due...6-months or 12-months? We suggested go with the lower month.

The Board would like treasure's report to reflect \$\$\$ set aside for reserves – we should have the reserve account allocated for reoccurring costs. Bob will let Pam we'd like to do this.

Reserve study – need to identify areas that may need to utilize the reserve:

Stairs

Lawns

Playground

Irrigation

Bunchberry and Elderberry gravel

1H'12 - HOA dues fully paid

Addition to Agenda:

Garage Plans

Ed Tanabe has a sale of 235 Bunchberry that's contingent on approval to build a garage: single car, detached. Cedar siding. Wants to make it look exactly like the house and symmetrical to the one next to it.

Dell will run these plans by the ARC and let them know we reviewed it and discussed it and see no problem with this. It is penciled in for October.

Thanks Ed – get this thing done for client. Notice during the week.

Security Company

We like the job they've been doing.

There seems to be reluctance when you first call – they want to be sure that it's at Bella Beach.

If it's not BB, then they don't need to do anything, but they should not assume it's not – Bob will send off a quick email to Mike Goff

Road Committee – parking issue – Fox' former house – their fence is on BB common property. Robert to look at this and decide if they should remove it.

Commercial:

Casey, Dat, ...

Landscape:

Great lawn – it's a mess. Bob is going to have a landscape architect from Salem look it over to see what we could do to fix the drainage problems. We will pay this guy a couple hours to get a second opinion. Maybe have him review this and Valerie's Greens and the two grassy areas between townhouses and by Coronado Shores.

Have him look at the path going down to the stairs.

Social event for summer?

Pat to send out email about a social event – later this fall or around holiday. Dat volunteered to help.

Newsletter

Pat could take the highlight of these minutes – create a one-page sheet and turn it into a newsletter of sorts: new board, new committees, social event/s, etc.

Ask people about directory – okay to publish names, emails, phone numbers???

Fire pit

Fire department – open pit fires not allowed during summer. We need to add this in the newsletter – Need to verify what the restrictions are.

We should send this to the rental companies too. Dell – will ask if her sister Marianne could you check with the fire department about the regulations on fire pits.

Misc.

Security – has there been a problem with break-ins. Will our security person call 911 about this?