



Bella Beach Board Minutes
September 15, 2010

Frank Bonjourno (sp) attended meeting. He wanted to meet and let us know what's going on. He expressed concern that this summer, some of the renters were disrespectful. He expressed concerns to the two main rental companies, but nothing was done to rectify the situation e.g., speeding – we have speed bumps, speed limit, but this is not deterring anything

Parking – There are parking problems on Cavalier where people are parking on the grass. The rental companies have been notified, but no actions were taken. asked them to move their cars. Both rental companies need to be more responsive.

Brad Roe's house – his hot tub is right by Frank's bedroom. Brad was extremely responsive and actually built a fence to help mute the noise.

AR – The Board will draft letter listing the concerns being expressed and restating the Bella Beach rules. This will go out to all homeowners and property management companies.

There may be a new rental company operating in Bella Beach. Frank is going to provide the Board with a card on Mankuso (?)

There was a discussion on whether Kinnikinnick was a street or an alley? Because there is no alternate access for fire trucks, it was the consensus that it is a street. Parking regulations need to be enforced so fire trucks can get through.

It's the jurisdiction of the road district to control parking

- Parking rules, per the Depoe Bay Road District: parking is not allowed:
 - on either side of Oceanview, except for the cut outs, and
 - on East Belle circle
 - on West Belle Circle
 - around Bella Beach Circle
- We therefore need signs stating if there is no parking and warning that violators will be towed. Signs will be provided by the road district.

AR – The Board will send out an HOA newsletter explaining the rules and issues of parking.



AR – The Board will send emails to all Bella Beach Property Management companies

The minutes from the July 21, 2012 Board meeting were approved

Treasure's Report

Pam passed out bank statement –

We have \$16,162.91 in checking

\$67,306.02 in savings

There are seven home owners that have not paid the 2H'12 dues

New Business

I - Fire pit

- CC&Rs say people cannot create a nuisance: ¶6.4
- Page 19 states that the Board is responsible for assisting in the maintenance of the peace and quiet enjoyment of our property.
- The Board has responsibility (¶6.8) to create rules and see that they are enforced.

The issue of fire pits has come up many times.

County rules: Fire department regulates this only when the burn ban is in affect – Fire pits for outdoor cooking or warmth are not regulated until they have an “all out burn ban”. Rick thought they had this a couple weeks ago. In all other cases, the fire department has guidelines, not rules. One major rule for Bella Beach is that there needs to be a minimum clearance of 25' from anything combustible. This must be followed by the Bella Beach homeowners.

The Board determined that a fire pit is a structure, and therefore it falls under the jurisdiction of the ARC.

The Board decided that there need to be some standards established addressing the location of fire pits, the size allowed, etc. The following rules were passed unanimously:

- Fire pits cannot not be located in the front yard of a home
- All fire pits need to comply with the fire district rules and recommendation
- Fire pits shall not create a nuisance for the neighbors or the community
- It is recommend that fire pits be free-standing metal and be covered.

The Board will remind the homeowners of their responsibility and liability of their fire pit.

AR – The Board needs to let the one owner know that their fire pit needs to be removed.

II - Landscaping Report



We hired a landscape architect (Leisinger Designs) to come over and walk the property – Lakeside Landscaping participated in the walk through.

Recommendations:

- Need to have the board adopt a philosophy for landscaping: wooded/natural or “planned” landscaping.
- The lighting around Bella Beach is inefficient and not up to code. There are buried wires and not conduits.
- It was suggested that we rework the pathways, adding steps and the “right” gravel for this usage.
- We need to remove most of the tall-growing trees that were recently transplanted, as they create a potential problem

The Board’s initial decision was that the “on-going care” of the community includes:

- The main park’s grass, drainage and overall appearance needs to be done - **motioned and seconded – unanimous**
- We need to determine the plant selection and removal of others
 - There are a number of pine trees, along the west edge of the park, that need to be removed
- We need to correct the beach pathways

AR – Bob will discuss with Andy Leisinger if there are ways to save money by combining like projects. This has been done.

The remaining items on the list of recommendations are tabled until next meeting

III – Entry into Bella Beach Entrance

It was the consensus of the Board that this does not provide a good first impression for people coming into Bella Beach.

Thomas had this looking nice, until ODOT drove their truck through. It is ODOT’s land. The Bella Beach sign is on Casey Roloff’s property.

It was suggested that we plant some low maintenance plants on the ODOT land (e.g., miniature rhodies) so we have control over the appearance. This matter will be referred to the Landscape committee.

Other business

- Doug Bales volunteered to be on road district if Lou resigns from the road district
- Lawrence’s landscape plan has been approved by the Board