



**Bella Beach  
Board of Directors' Meeting  
January 20, 2013**

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10:00am – Bob Donaldson called the meeting to order and the minutes from the previous meeting were approved

**Treasure's Report**

Pam reported that we have \$27849.00 left in reserves and \$12818. in cash flow accounts

- We need to have 6% of annual dues in reserves by law

**Dues**

Homeowners were requested to pay by the 15<sup>th</sup> of January. They are not officially late until the 31<sup>st</sup>. Twenty-two people have not paid. Reminder letters have been sent out. After the 31<sup>st</sup>, there will be a \$25 late fee added to the amount due

**New Business**

**Lawn Repairs**

- BB Homeowners need to understand that no one should walk on the lawn. Pat volunteered to get Keep off the Grass signs, since some people removed the tape and were sitting in the grassy area
- Proposal from green acres to do the first two mowings. They will roll it and fertilize it.
  - ***The Board approved spending the extra \$640 for this***
- We discussed and approved adding water sensors. These measure the ground water and humidity to determine if watering is necessary. Proposal for irrigation controller is \$1180 was approved
  - Proposal for low voltage lighting for all of Bella: park and path to the beach/Valerie's' green. The Board asked Bob to obtain bids for the low voltage light replacement and for installing new sprinkling system in Valerie's Green.
    - ***Subsequent to the meeting, the bids were viewed too high and the project was tabled for a year.***
- We discussed the handrail along the walkway to the beach.
  - ***The Board did not approve***
- Previous fix to the great lawn was not successful. The HOA paid Blake \$6200 We discussed talking with Blake, laying out the problems and negotiate a fair compensation
  - ***Bob and Dat will talk with Blake***



– Our landscape architect suggested having a crew come in and put landscaping back in order: identifying plants and removing ones that are not part of our landscape design, also suggested. The estimated cost for this was \$12k. We tabled this proposal

- *We will have Andy and Thomas walk the property, identify what plants need to be removed and have Thomas remove them*

### **Boats and trailers**

According to the CC&Rs, boats and trailers are not allowed to be parked on the streets. If guests have them, they are to be parked behind Valerie's Green. We will have security put notices on people violating this

- *Pat to send current management company a reminder about CC&Rs stating these vehicles can only park behind Valerie's' Green*
- *We will add a reminder in the upcoming newsletter*

### **Tree Removal**

Following up on the complaint by the owner of the log house (a non-Bella resident) we removed that was leaning on their house. The cost was \$250. It turns out that this was on the Bella Beach homeowner's property, but the Board will not pursue repayment

### **Fence Repair**

The board paid \$150 for the fence repair. Sea n Sand will be billed for its portion

### **Playground Repair**

- *The Board approved the ordering of new seats and chains*
- *We will ask Thomas to clean up playground area, power wash equipment, but not the wood. Check on what needs to be done to spruce it up.*
- *Landscape committee to talk with Thomas*

### **Rip Rap**

We discussed the possibility of needing to "shore up" the riprap in front of Bella Beach. The stairway is the HOA's responsibility and about 20' on either side of the stairs. The riprap in front of the adjacent homes is the individual homeowner's responsibility

- *Newsletter – add note on the responsibility for rip rap*

### **Election of Board Members**

Two seats are becoming vacant: Pam Getty and Pat Corcoran.

- Pam volunteered to rerun
- Pat will not
- The Board needs at least one more person to run

### **Annual HOA Meeting**



The annual HOA meeting will be on April 13 at 10:30am.  
We will rent C'est la Vie for the morning.

Following the general meeting, homeowner who rent are asked to stay and  
talking about advertising ideas  
That evening, we will have an HOA party. Time and place TBD