



Bella Beach Board Minutes
July 22, 2013

Meeting Called to order at 10:06 AM.
Members present Bob Donaldson, Doug Bales, and Richard Bostwick.

Agenda

- I Review minutes from previous meeting
- II Treasurer's report
- III Old Business
- IIII New Business

Review minutes from previous meeting

The minutes from the previous meeting were approved.

Treasurer's report

Balance of \$17,290.03 reported. A request was made for the list of owners who have not paid past dues. Also requested by the committee was information on required minimum reserve. New dues billings will be going out in two weeks so there should be adequate funding to cover expenses. Bob has taken the action item to discuss the items above with Pam.

Old Business

The Great Lawn's appearance is not as good as when the sod was first installed. Thomas was asked if dull lawnmower blades could be the problem. He replied that his blades are sharp and he thinks it may be that the lawn was not watered enough earlier or that the lawn may require some fertilizer. Thomas also restated that he did not understand the new irrigation system. The committee decided that Thomas will require additional training on how to use the new more complicated irrigation system. Bob will call Green Acres to discuss this with them.

The drainage system installed under the Great Lawn may not be working correctly. Even during heavy rain there does not appear to be water running out of the drain pipe on the west end of the lawn. Bob has taken the action to discuss this with Green Acres.

Several waterfront owners have contacted the committee about the rip rap along the beach. They are concerned that the cliff may be eroding away because the rip rap may not be adequate. They have



asked the board to look into this and have asked if the HOA could repair the rip rap. In reviewing the rules it is clear that individual waterfront owners are responsible for rip rap maintenance on their own property. The HOA is only responsible for the commons stair area between the road and the beach which includes a small area north and south of the stairs. After coming to this conclusion the committee continued the discussion with the aid of the plat map to better understand the size of the common stair area. The common area where the HOA is responsible is approximately 30 feet at the road and only about 15 feet at the beach where the rip rap is present. Rick has taken the action to review the affected addresses and look up the owners names. Doug will call Dan Kaufman Excavations, who has been installing rip rap north of Bella Beach to get an inspection and if necessary an estimate to repair the rip rap. This assessment and estimate can then be sent on to the owners along the beach.

Casey Roloff was contacted by the owners of the house at 375 Bella Beach Drive to find out if they could paint the exterior of the house a different color. The current color is a light green and the proposed color would be white. Bob has taken the action item to send on the request to Dat on the ARC committee for review.

The boardwalk along Bella Beach drive has been damaged by cars parking over the edge of it. There are about six broken boards on the outside edge that will need to be replaced. Rick will take the action item to call Mark Day to get a repair estimate.

The discussion then moved on to the subject of landscape maintenance of the common areas. It was reported that there is ivy growing on some of the larger trees and that some of the smaller conifers bordering the Great Lawn are getting too large. Additionally it was discussed how bad the area under the sign at the entrance looks. Bob has taken the action to ask the Landscape Committee to do a walk through and review any trimming, replanting or plant removal that needs to be done in the commons areas.

New Business

It was suggested that garbage removal might become part of the service paid for with HOA dues. Rick has taken the action item to research what this might cost and report back to the board. He will call North Lincoln County Sanitary Service to get a cost estimate.



The subject then moved on to the condition of the gravel alleyways behind some of the homes in Bella Beach. The question was asked if this property now belonging to the HOA, could be deeded to the road district so they might then be able to apply pavement and improve both the safety and overall look of these areas. While discussing this point Doug Bales announced that he has volunteered to become a member of the county road district. Doug then took the action to contact Frank the current road district chairman to discuss the possibility of transferring this property to the road district.

The next HOA meeting needs to be scheduled. Bob has the action item to e-mail the members to set up the next meeting.

V Adjourn