



Bella Beach Board Minutes  
November 9, 2013

Meeting Called to order at 10:31 AM.  
Members present Pam Getty, Del Champlin, Doug Bales, 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**

A current balance of \$29,481.37 was reported along with an itemized list of bills to be paid in November that totaled \$4056.07. This will leave a balance of \$25,425.30 after paying bills for November.

At this time there are five owners who are delinquent on payment of HOA dues. The policy for non-payment was then discussed and it was agreed that the current policy should be added to the HOA website. That way everyone will clearly understand the policy. Pam took the action item to write up the current policy and have Dat post in on the Website. The current policy states that after 90 days a letter drafted from our lawyers will be sent to the delinquent owner. The letter will notify the owner that a lien will be placed on their property after the dues are delinquent a total of 180 days. The delinquent owner will then be responsible for the past dues, all late fees and legal costs before the lien can be removed.

**Old Business**

The brick stairs to the beach have finally been repaired so they will no longer dislodge themselves. Three single large stone steps have been installed replacing separate small pavers. These stone steps have also been mortared to the stone structure below.

The drainage system installed under the Great Lawn now appears to be working well.



Rick is reviewing the programming of the irrigation system and will get things set up using the new controller before spring. He will then instruct Thomas and a member of the Landscape Committee on its operation.

The question was asked about additional costs to be expected on the planting being done by Andy Leisinger. Rick has taken the action item to contact Bob who was handling this to get more specific information.

Recent ARC Committee projects were then discussed. These included the painting of a house and the addition of dormers to a garage. The first project has been approved and completed. The second project has been approved and is being built.

The boardwalk along Bella Beach drive has been repaired by Mark Day.

After reviewing the data the board has decided not to go ahead with a plan to set up a centralized waste pickup paid with HOA dues. The cost seems too high and Bella Beach has no centrally located area available for dumpsters that would be convenient for all homeowners.

A plan had been previously discussed to have the HOA deed the unpaved alleyways to the road district. In turn the road district would bring the alleyways up to county road standard by having them paved. Doug the chair of the road district reported that this would be very costly to the road district and in doing this the district might not have adequate funds remaining to cover the normal maintenance required through next year. The board decided not to move forward with this idea.

### **New Business**

The subject of landscape maintenance of the common areas was then brought forward. It was decided that some work cleaning up the entrance area near the Bella Beach sign needs to be done. Along with this several of the trees need to be trimmed so not to block clear view of traffic signs. Doug has taken the action item to have Thomas complete these tasks. Also Doug will do a walk through and document using photos and notes additional areas that may need



work done. He will present this information at the next board meeting.

The board then discussed the resignation of Bob Donaldson from the presidency of the HOA board and the resignation of Julie Donaldson from the chair position of the Landscape Committee. Both Julie and Bob have worked hard for many years to make Bella Beach the special place it is. We all thank them for their service and wish them the best in their new home. Rick has been appointed the acting president of the board. He has taken the action item to ask one of the other owners if they would become a member of the Landscape Committee. Doug has volunteered to take the chair position vacated by Julie on the Landscape Committee.

An e-mail was received by the board asking us to help in the removal of a tree which is leaning on the owner's garage. The owner stated that the base of the tree was either on the next door neighbors or HOA commons property. The location was checked and the board came to the conclusion that the tree is in the neighbor's fenced back yard. An e-mail was sent to the owner explaining that the board has no jurisdiction in this case and that the owner needs to contact the next door neighbor to discuss removal or trimming of the tree.

An owner asked one of the board members if he could install a ground mounted flag pole. Doug has taken the action item to send the approval form to the owner and discuss what additional information he needs to submit to the ARC for consideration.

An e-mail was received by the board notifying us that the rope swing and the basketball hoop net are in need of repair. The two items were inspected. The net was repaired. The rope on the swing shows some fraying, but is not something serious enough to be removed. Rick has taken the action item to purchase a new rope for the swing and have it replaced.

The subject then moved on to the process of how to attain a key for a mail box at Bella Beach. Rick has taken the action item to ask the Martins who have just moved to Bella Beach.



The next HOA meeting needs to be scheduled for sometime in February of next year. Rick has the action item to e-mail the members to set up the next meeting date and location.

V Adjourn