

Bella Beach Homeowner's Meeting, April 26, 2014

Board Members present: Rick Bostwick, Pam, Dell Champlin, Doug Bales

I. Approval of minutes to prior meeting

Introductions. Minutes are approved.

II. Treasurer's report

Some money is going back into reserves. All special assessment payments have been collected. Thank-you to all homeowners. Money is a bit tight until the end of June, but we're on budget. See details in Treasurer's report.

Discussion of procedures when homeowners' dues are delinquent. Only option is to put a lien on the property. It costs \$1700 to put a lien on. There are already late fees and interest charges. When the accountant sends out an additional notice, it costs money. Attending homeowners seemed to be in agreement with the policy.

III. Old Business:

a. Status of repair to beach front stairs and commons rip rap.

Rick provided background on the erosion problem. The first step was organizing the affected homeowners. Having the repair done by all affected homeowners and the HOA saved money. Work is not yet completed. Will extend pipes, etc. The total of our costs came to \$16,000, because the HOA had a relatively large section.

The company that did the work was Kaufman Excavating, Inc. We obtained several references. Lou was concerned that we might have additional problems due to another El Nino. Rick responded that most of the problem seemed to be wind and rain erosion rather than wave.

Suggestion regarding the 3 year variance: We should document with photos what has occurred. Rules regarding rip rap have changed. Some concern about loss of beach, so the State has a hard line on rip rap. Very difficult to get rip rap, if don't have it already.

b. Mailbox key request process.

Dat now has possession of all the keys. He will put on the website the procedures for getting a mail box. Several homeowners experienced problems.

c. Information on invasive ivy.

Ivy is classed as an invasive plant by the State of Oregon. Request that if homeowners don't remove it, then trim it back and keep it from blooming. Ivy also increases the possibility of tree fall, because of the additional water in the soil. Ivy also absorbs nutrients, and this may weaken trees. In particular, keep the ivy off the trees. Doug asked Thomas to trim back the ivy on the common areas.

Lisa said she would talk to new owners of Frank's house. There is lots of ivy on the adjacent vacant lot. It's also recommended that the trimming occur in order to improve visibility on the road.

Lisa also inquired about who cleans out the drain. Doug replied that Thomas supposed to clear the storm trees. The one on Pelican tends to load up, and Doug does clean up. Doug is on the Road District, and there are funds still available to do some of this work. Includes all the paved roads.

Lou pointed out that only the local homeowners get to vote on the tax assessment for the Road District. Doug said that there is no shortage of funds. Will probably repaint the speed bumps in the spring.

d. Recent ARC reviews.

Approval of modifications to garage – add dormers.

e. Delinquent HOA dues.

When a lien is filed, this information goes to the mortgage company. And the loan goes into default. Will put the policy on the website.

Parking Issue: Lisa questioned a sign about parking in the common area. Private parking sign on Bella Beach Circle in front of 388.

Playground equipment: Has just been repaired up to this point. But, it might be a good project for the future. It doesn't look very good.

Ad Hoc committee on the playground. Ian Martin, Helen Martin, Sue Sievers, Teri Gerlt.

f. New member on Landscape Committee

Ian is new member of Landscape Committee.

IV. New Business

a. Election of HOA board members.

Need 36 ballots. A quorum was not met so votes need to be redone at next meeting.

- b. Schedule of next board meeting.
- c. Storm emergency cleanup policy for non-commons property.

Some trees were removed after recent storms that were not on common property, but they were a hazard. They were leaning on the houses. But, the HOA is not responsible for removing trees. They also do not have the legal right to go on private property. Suggestion that a picture be sent.

Once the homeowners are notified that they have a tree that is a hazard, they become liable for any damage that occurs. Homeowners have been informed, but they have not responded.

- d. Questions, suggestions.
- e. Bella Beach Property Management.

Casey is willing to put in a pool. He would donate the land. He is interested in getting a contribution from HOA to build and maintain the pool. HOA did not seem initially interested.

Penelope mentioned that they would like to buy the land for an expanded café. This land is not part of the HOA. So the HOA does not actually have a say in what happens to the land.

- V. Adjourn