

Bella Beach HOA

12/13/2015: 1:30-3:00

Attendees: Vince Ovist, Doug Bales, Dick C, Pam Getty, Sue Thompson,

Guests: Rich Boswick, Chuck Criag

Agenda Item	Discussion	Outcome/Action
Approval of minutes of prior meeting	Minutes approved: Vince, seconded by Dick	
Treasurers Report	Total Expenditure: \$57000.00 Checking: \$2058.00 Reserves: \$36138.00	
Reserve Study Report	<p>The Reserve Study identified we are about \$100 short per home owner to meet the legal reserve.</p> <p>The report questioned why we had CD's. Our justification was because they mature at different times which is beneficial.</p>	<p>Options were: Each Home owner Pay \$100 Or Raise the dues from \$650 to \$730. Given that the dues have not been raised for at least 8 years the board voted to raise the fees. This would take care of covering the reserve, additional repairs due to the age of the community, and Landscape needs due to storms.</p> <p>The board decided to stay with the CD's for now. But will continue to look at Money Market options, as they mature.</p>
Old Business		
Playground Repair	After the last meeting Doug assessed the needs to ensure the playground was safe.	The boards have been repaired and a bench was replaced
Path light repair	<p>Doug checked the breakers, and they appeared to be working well with the exception of one.</p> <p>Flood lights in the park are broken and corroded. Doug will price out replacements.</p>	<p>One Breaker was replaced.</p> <p>Can be inexpensively replaced. When the weather dries up.</p>

Road Line Painting	Lines and road bump paint is fading. Road District requires these areas to be repainted.	In the spring when weather is dryer the lines will be repainted. The cars will need to be off the street for 24 hours. This work is covered by the Road District budget.
Fence Repair at 339 Kinnikinnick Way		Been completed.
Recent ARC reviews	No additional requests	
Information Station at entrance	Researched options for information station.	Will revisit at the next meeting and make a decision on when and how to move forward.
New Business:		
Water Meter in town home on Kinnikinnick Way	The water meter for the grass area has been attached to the billing address of a home owner on Kinninkinnick Way. The home owner has requested to be compensated by reducing the HOA fees by \$100 per year.	Board agreed to reduce the HOA fees by \$100 for the next year.
Open Floor: Q/C/S	Bella Beach HOA own two lots on Bella Beach that would be a good place for a Tsunami Storage area. The fire department would bring the unit and set it up for free. We would need to supply the unit.	The board are very interested in this concept. They asked Rich Bostwick to connect with the fire department. To assess if it is a viable site.
Adjourned	3:15	