

Bella Beach HOA Annual Meeting

Gleneden Community Hall

June 18, 2016: 11:00-12:30

Attendees: Pam and Tom Getty, Doug Bales, Sue Thompson, Dick and Maureen Chaplain, Chuck and Diane Craig, Pam and Richard Ballard, Teri Gerlt, Dell Champlin, Jean Watkins, Rick and Margy Bostwick, Lee and Tammi Larche, Bethany Wright, Helen and Ian Martin, Michael and Cheri Denton, Anthony and Wendy Vece, Sara Lloyd, Hilary Schaffner, Kevin Stewart, Janet Johnson, Richard and Eileen Regan, Rick and Vera McGraw, Thomas Eastman.

Chaired by Dick Chaplain

Agenda Item	Information shared	Action
Introduction of Board Members and Attendees.	Pam Getty the HOA's treasurer for many years shared that she had sold her property and no longer qualified as a HOA member	The board asked Pam to continue as the Treasurer for a year, receiving a small stipend in order to mentor a new board member into the role.
Review of the Ballots	<p>The quorum was met: 53 Home Owners voted.</p> <p>Members voted onto the board were: Chuck Craig Teri Gerlt Rich Regan Sue Thompson</p> <p>Dick Chaplain will be serving his second year</p>	<p>At 12:30 the New Board held a brief organizational meeting to elect new officers: Chuck Craig: President Sue Thompson: Secretary Dick Chaplain: Will be mentored by Pam Getty and transition into Treasurer the following year..</p> <p>A meeting has been planned for August 3, 2016 at 11:00. The meeting will be held at 210 Bunchberry Way. During the meeting we will set the meeting dates for the following year, which will then be posted on the HOA website.</p> <p>Members are welcome to attend all HOA meetings.</p>
Treasurer's Report from Pam Getty	Pam Getty reviewed the financials	Available to owners upon request

Landscape Committee Report	Prior to mid-July Thomas and a board member will walk Bella Beach to review front yards	Any concerns will be shared with home owners by the end of July. The main focus is to check for safety issues, as well as keeping Bella Beach the beautiful community we are all proud of.
Concern's Shared with the Landscape Committee	A HOA member shared that they had, had concerns about the maintenance of the Children's playground. However the last time they visited conditions had improved.	
Concern's Shared with the Landscape Committee	A HOA member shared a concern about the need to sweep the sand from the beach path as it was a safety issue.	Thomas sweeps the path every Monday. Sara (BBPM) said she would check in with the maintenance staff to see if they were able to help or at least alert Thomas if a problem arises.
Concern's Shared with the Landscape Committee	A tree was removed from a property without notification to the home owner. The home owner requested a system be in place to contact the owner prior to taking action.	Thomas shared the tree was removed quickly because of a safety issue. In future every effort will be made to contact the homeowner prior to taking action.
Tsunami Plan	<p>Bella Beach HOA will be developing a plan of action so we are ready should an emergency situation arise.</p> <p>It was suggested a link be added to the HOA website to give home owners and renters access to Tsunami Emergency Information</p>	<p>A Tsunami Container is going to be installed, in collaboration with the Fire Department, with supplies to help support the Bella Beach Community should it be cut off during an emergency situation.</p> <p>It was shared that Bella Beach was built with safety measures in place to protect the gas systems.</p>
Road District Update	<p>The road surface will be sealed and road lines will be repainted in July (Dry weather permitting) It will take one to two days and will be completed in two phases in order to give traffic access.</p>	

<p>New Business</p>	<p>Security Reminder: Should a problem occur at Bella Beach home owners should contact security and not try to intervene. It is less effective to try to contact the properties home owner.</p>	
<p>New Business</p>	<p>Sara Lloyd (BBPM) shared that Casey was planning to build a Pool and fitness facility which will be available for renters to use. Home owners will have the option of becoming fee paying members. Casey will be responsible for the insurance and maintenance of the facility. It will not be the responsibility of the HOA.</p>	<p>More details to come on location and timeline of the pool fitness facility.</p>
<p>Recognition of out-going Board Members</p>	<p>The HOA thanked Pam Getty and Doug Bales for their service on the Board. They were both exceptional board members who will be greatly missed.</p>	
<p>Meeting Adjourned at 12:30</p>	<p>Next Meeting: August 3, 2016 11:00 210 Bunchberry Way</p>	