

Bella Beach HOA

August 3, 2016: 11:00-3:15

Attendees: Chuck Craig, Rich Regan, Teri Gerlt, Doug Bales, Dick Chaplain, Sue Thompson, and Rick Bostwick.

Agenda Item	Discussion	Outcome/Action
Review of the minutes	Annual minutes from July meeting were reviewed	Approved Dick Chaplain: Motion /Teri Gerlt seconded
Rules of Order	Chuck Craig asked the Board to decide what Rules of Order we wanted to operate under. The law states that we should use the latest version of Robert’s Rules of order unless we have chosen otherwise. It was also noted that the By Laws only allow telephonic meetings in an emergency. Board should define what is meant by “telephonic meeting”	The discussion was deferred due to the full agenda.
Reports: <ul style="list-style-type: none"> • Treasurer’s Report • Landscape Committee 	<p>Chuck Craig presented the Financial Report to the board.</p> <p>Members of the Landscape Committee and members of the Board joined Thomas Eastman (Lakeside Landscape) for a “walk around” on July 8th. The focus was on safety issues, impaired passage, and egregious lack of maintenance in homeowner’s front yards (See attached for report).</p> <p>Board discussed the need for an ongoing conversation about developing a landscaping plan for Bella Beach common grounds.</p> <p>The Board decided to focus the discussion on the boardwalk and path lights.</p>	<p>Approved Report Dick Chaplain: Motion /Teri Gerlt seconded</p> <p>Bella Beach was landscaped 15 years ago, the landscape committee will revisit the vision for the grounds of Bella Beach.</p> <p>Rich Regan noted the need for both a short and long term plan for the landscape.</p>

<ul style="list-style-type: none"> • Tsunami Container 	<p>The boardwalk in front of 311 Ocean View and the Americana is a safety hazard. Slippery when wet, broken boards are tripping hazard.</p> <p>Path Lights: This has been an ongoing problem likely due to poor construction of the system.</p> <p>Thomas agreed to remove yard waste twice a year for homeowners who would like to take advantage of this service.</p> <p>The Container is in place. It still needs to be stocked.</p> <p>There was an extensive review</p>	<p>The Board decided to talk with the two homeowners involved to come up with a solution to resolve the safety hazard.</p> <p>Board discussed the need to reevaluate the purpose of the lights and to come up with a plan for effective lighting. They are in the process of identifying high need areas, such as the steps to the beach. It was suggested the lights in low need areas be disabled the wires would be capped off and the lights removed. Solar lights may be piloted on paths where more light is needed.</p> <p>Board agreed to pilot the removal of yard waste twice a year. The dates would be the last weekend in February and a weekend after Labor Day (TBD) Check the website for the confirmed dates. The yard waste should be left by the side of the road and will be removed by Thomas on Monday.</p> <p>A new Landscape Committee is being formed by Rich Regan. Refer to the website for new committee information.</p> <p>An Emergency Preparedness Committee is being formed by Rick Bostwick. Refer to the website for new committee information.</p>
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<ul style="list-style-type: none"> • Road Surfacing 	<p>by Rick Bostwick of the activities in developing the emergency preparedness program for Bella Beach. The Board passed a motion to establish an emergency preparedness committee. Moved by Dick Chaplain, Seconded by Teri Gerlt.</p> <p>There is a plan in place to train a group of First Responders. 8 classes are required. Community members who have volunteered to be trained are: Teri Gerlt/Nurse Dick Chaplain/Doctor Tracy Dunford/Fireman Sue Thompson</p> <p>A supply list with distribution procedure has been recommended for use. It is up to the discretion of the HOA. In other communities where container have been set up supplies were donated. It was suggested that in addition to the container each homeowner provide survival packs for their home (\$60 through Amazon)</p> <p>It was recommended that no more than 6 people have the combination, to the container given the value of content.</p> <p>The roads at Bella Beach are to be resurfaced. The work will be completed August 9-12. Cost of \$18,170.00 covered by the Road District Account which comes from assessments paid by residents of the district.</p>	<p>Donations will be sought initially to stock the container. Board will address needs after voluntary contributions in the HOA annual budget process.</p> <p>It was noted Our HOA has been contacted again by nearby neighborhood members who would like to store some supplies in the BB unit. On reviewing the needs and the space, It was decided that the unit would not have enough space to include storage for other communities.</p> <p>Notices were posted on each home to inform owners of the parking /access plan. Bella Beach Property Management was informed.</p>
<ul style="list-style-type: none"> • ARC Committee 	<p>Rick Bostwick gave a brief</p>	

	<p>report on the ARC committee activities.</p> <p>ARC committee membership needs to be updated.</p> <p>It was recommended that the forms for the ARC proposals be active electronic forms which will then be digitally filed to include a summary of ARC committee actions and will be posted on the website. Written records of committee actions will be kept in an HOA/ARC committee file.</p>	<p>An ARC Committee is being updated, led temporarily by Rick Bostwick. Refer to the website for new committee information.</p> <p>Chuck Craig will work with Dat Nguyen on incorporating these needs into the website.</p>
<ul style="list-style-type: none"> • Late Fee Policy Review • Tsunami container email from Pedersen 	<p>The board reaffirmed existing policy.</p>	<p>The Board passed a motion adopting the policy in writing and directed that it be posted on the website. Who moved and seconded? Rich, Terry? (See new attached policy)</p> <p>Chuck will advise them, we won't have room to store other neighborhood's supplies.</p>
<ul style="list-style-type: none"> • Security Issues at Bella Beach. • Website Updates 	<p>Concerns were shared about use of illegal fireworks during the 4th of July.</p> <p>Parking has also been an issue. Renters at times block garages and entrances to homes.</p> <p>The Board discussed whether the existing website was serving our needs. They decided we had to review the purpose of the website and the capacity of the existing management software.</p>	<p>Homeowners were reminded to call security should any they have a concern about any issues at Bella Beach. The security officers deal very professionally with the renters to resolve the issue.</p> <p>The HOA need to review the purpose of the website. This will be moved to the next agenda.</p>

<ul style="list-style-type: none"> • VRD Ordinance • Commercial Property Committee 	<p>Chuck Craig referred Board members to information that had been disseminated previously by e-mail and noted that the county commission was scheduled to enact the ordinance that evening.</p> <p>Discussion of the Commercial Property Committee was deferred, noting that it may have more of a role in the future development plans for the business complex at the entrance of Bella Beach.</p>	
<p>Calendar for 2016-2017</p>	<p>Board Meeting Dates: November 5, 2016 Time: 11:00 Place: 90 Bella Beach Drive</p> <p>February 4, 2017 Time: 11:00 Place: 351 Kinnikinnick Way</p> <p>Annual Meeting May 20, 2017 Time: 11:00 Place: Gleneden Community Hall</p>	<p>Dates for the year will be posted on the website</p>