

Bella Beach HOA

November 5, 2016: 11:00-1:30

Attendees: Chuck Craig, Sue Thompson, Teri Gerlt, Dick Chaplain, Pam Getty

Guests: Rick Bostwick, Chair Emergency Preparedness and ARC Committees

Agenda Item	Discussion	Action
Call to order and acceptance of the Agenda.	Meeting started at 11:00	Agenda accepted
Review and approval of the minutes of August 3, 2016 Board Meeting		Motion to approve the minutes: Dick Seconded: Teri Approved unanimously.
Reports:		

<ul style="list-style-type: none"> Financial 	<p>Reviewed the 2017 Draft Budget proposal.</p> <p>Chuck informed the board that the HOA By-Laws state that only 5% of the budgeted expenditures can be spent on new capital expenditures from the reserve fund without approval from the membership.</p> <p>There are 89 lots in Bella Beach. There are four lots that have two-family dwellings. The HOA has been basing its budget on only 82 assessments when it appears there should be 89-93 assessments.</p> <p>HOA Fees are due by January 15, 2017.</p>	<p>Motion to approve the Budget: Dick</p> <p>Seconded: Teri</p> <p>Approved unanimously.</p> <p>The loss of these fees are having an impact on the ability of the HOA to make long term repairs, and avoid dues increases.</p> <p>Chuck has identified all the lots within the HOA. Pam will cross check the lots against dues payments.</p> <p>Pam Getty will send out billing statements prior to December 15, 2016.</p>
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<ul style="list-style-type: none"> Disaster Preparedness Committee 	<p>The HOA has received \$3400 from homeowners to buy supplies needed for the Emergency Disaster Container.</p>	<p>Rick gave an update on Disaster Preparedness. Rick is putting together a letter about the committee's progress in having emergency supplies ready and a process for distributing equipment to the community. The letter will be attached to the billing statement from Pam, and mailed prior to December 15th.</p> <p>As a way of thanking donors for their contributions, their names will be posted on the website.</p> <p>Gleneden Fire Station hosted an awareness day on November 15th at 6:00 pm</p>
<ul style="list-style-type: none"> Commercial Development 	<p>An artist's illustration is now available for the pool and fitness room that is scheduled to be built on the side of Valerie's Green. The plans are just now being put into CAD. See Appendix</p>	<p>Casey Rolloff plans to begin construction in the first quarter of 2017. He plans to conduct a webinar for those interested. The project should be submitted to the ARC Committee for review.</p>

<ul style="list-style-type: none"> Landscape Committee 	<p>See appendix report submitted by Rich Chair of the Landscape Committee</p> <p>Thomas had not had a contract increase for 6 years.</p>	<p>Dick made a motion to increase Thomas' Contract from \$2,350 per month to \$2,500 per month. Seconded by Rick. The ad hoc increase will be for November and December 2016.</p> <p>Seconded by Teri: Approved unanimously.</p> <p>Thomas will need to submit an updated contract proposal stating his duties and services to be performed in time for us to negotiate a final contract by January 1, 2017.</p>
<p>Unfinished Business</p>		
<ul style="list-style-type: none"> Rules of order 	<p>Short discussion on the benefits of using Robert's Rules for small boards.</p>	<p>Board agreed to use Robert's Rules for small boards.</p> <p>Passed unanimously.</p>

<ul style="list-style-type: none"> VF-Law Collections Program 	<p>HOA need a process in place to deal with any homeowner who is chronically late or refusing to pay their fees.</p>	<p>Board voted to become part of the VF-Law Collections Program and passed the collections resolution necessary to initiate the program. Implementation will begin in the first quarter of 2017 after homeowners have been notified. Moved by Dick.</p> <p>Approved unanimously.</p>
<ul style="list-style-type: none"> Maintenance Issues 	<p>Discussion to look at the issues of the boardwalk that is not up to code.</p> <p>The light at the top of the beach access stairs needs to be replaced as it is a safety hazard.</p> <p>Path Lights: The general feeling is that some level of path lighting is desired.</p>	<p>Substantial repairs have been completed on the boardwalk. The Board resolved not to again make major repairs to the boardwalk and is looking at a lower cost, lower maintenance option implement at the point the board walk needs to be replaced.</p> <p>Chuck will work with Mark Day, an electrician, and others to evaluate the lighting system. Then options will be considered.</p>
<ul style="list-style-type: none"> Website 	<p>Moved to next meeting</p>	
<p>New Business</p>		

<ul style="list-style-type: none"> • Water intrusion, rot problems. 	<p>Chuck has discussed the issue substantially with Casey Roloff, Steve Trygstad (Casey’s Super), and Brandon Hertz (local contractor who is performing some of the repairs).</p> <p>Discussion: Statutes of limitation have past. Problems are due to a complex mix of some faulty construction practices, and lack of adequate maintenance. Some homes have changed ownership multiple times and it is difficult to adequately document maintenance that was performed. Some owners have already had repairs performed</p>	<p>Chuck plans to put together an outline of suggested maintenance for HOA homeowners with the help of Casey’s staff and others.</p> <p>The board has photographs that have been taken showing inadequate construction practices that were a significant contributing factor to water intrusion and rot problems.</p> <p>It is not clear that the HOA can do anything further other than provide information to homeowners that will promote proper repairs and maintenance practices.</p>
Announcements	No Announcements	
Homeowners Forum	No Homeowners Attended	
Meeting Adjourned at 1:30		