

HOA Meeting
February 4, 2017
11:00-3:06

Attendees: Chuck Craig, Diane Craig, Teri Gerlt, Rich Regan, Dick Chaplain, Doug Bales, Sue Thompson

Agenda Item	Discussion	Action/Outcome
Review and Approval of Minutes of November 5 th 2016 Board meeting.	No edits or additions	Motion to approve the minutes from Teri, seconded by Dick, Passed unanimously.
Reports: <ul style="list-style-type: none"> • Financial/Dues 	<p>Approximately 20 homeowners have not yet paid HOA fees. There are 89 lots at Bella Beach.</p> <p>Multi-family dwellings on one lot such as the beachfront homes on Bella Beach Drive are paying only one dues assessment per lot.</p>	<p>The deadline for paying dues is January 15, without penalties. After February 15, a \$25 late fee is assessed.</p> <p>An informal discussion will be started with the homeowners of multi-family dwellings on the fairness of the by-laws.</p>
<ul style="list-style-type: none"> • Storm Damage 	<p>Stairway to the beach was damaged extensively, due to erosion and unusually high waves. The first wooden section of the stairway needs to be replaced.</p> <p>There was a discussion about an alternative access to the beach. Options may be through "Sea and Surf" or "Coronado Shores"</p>	<p>The board committed to proceeding with the repairs. A motion was passed to:</p> <ol style="list-style-type: none"> 1. Appoint a Dick Chaplain onsite person in charge structural engineers, designers and contractors to assess the stairway and suggest options for replacing them. 2. To evaluate alternative interim access to the beach. <p>Moved: Sue Thompson Seconded: Teri Gerlt Motion passed unanimously</p>

<ul style="list-style-type: none"> • Landscape Committee 	<p>The landscape committee are working with Thomas, (Lakeside Landscape) to remove unwanted plants, plus remove any invasive species such as the ivy.</p>	<p>The Board has a contract with Thomas Eastman to maintain the common areas at Bella Beach. The contract states his responsibilities. The landscape committee is monitoring performance.</p>
<ul style="list-style-type: none"> • Disaster Preparedness 	<p>Board discussed the need to make the cache lock easier to access.</p>	<p>Board will ask Rick Bostwick about making the lock more accessible.</p>
<ul style="list-style-type: none"> • Road District 	<p>Ian Martin is now the point person at Bella Beach who is in communication, with the SDAO and government agencies as required by law to maintain the Road District.</p>	<p>The Road District Committee members are: Ian Martin, Sue Martin and Doug Bales.</p> <p>The committee is required to meet once a month. Ian is working on a process to communicate with Homeowners to address any questions they may have.</p>
<ul style="list-style-type: none"> • Parking 	<p>Concerns have been shared with the board about the loss of some parking spots after the last repainting of the roads.</p> <p>Some parking spots were eliminated at the direction of the fire department. Some were simply not repainted after the resurfacing.</p>	<p>The board is requesting the road district repaint the currently oversized spots along the south rock wall to make more parallel parking spaces, and restore the lines for four spaces in the diagonal nose-in parking area.</p>

<p>Unfinished Business:</p> <ul style="list-style-type: none"> • Collections, late policy 	<p>At the November 5, meeting, a motion was passed to hire the law firm of Vial Fotheringham LLP to serve as the Associations legal counsel for collecting past due balances due to it by current and former owners.</p>	<p>The board is enrolled in a program that assures that delinquent are effectively collected at minimum expense to the HOA.</p> <p>Motion was passed to adopt the new program and inform homeowners Motion: Dick Seconded: Teri Motion passed unanimously</p>
<ul style="list-style-type: none"> • Property in disrepair 	<p>One property is in disrepair</p>	<p>A motion was passed to notify the homeowner of a timeline to take care of the property. Motion: Dick Seconded: Teri Motion passed unanimously</p>
<ul style="list-style-type: none"> • Old maintenance Issue 	<p>Basketball hoop to be moved from the south end to the north end of the Children’s Program.</p> <p>The tire swing in the playground is also going to be renovated.</p>	<p>There is a plan in place to take care of these repairs ASAP (Weather permitting)</p>
<p>New Business</p> <ul style="list-style-type: none"> • Designate Vice-President 	<p>The HOA has a board of volunteers. The workload for one person is extremely time consuming. It would be helpful to have a vice president to support the president.</p>	<p>A motion was passed to assign the duties of a vice president to the treasurer on a adhock basis. Motion: Rich Seconded: Teri Passed unanimously</p>
<ul style="list-style-type: none"> • Accounting Services 	<p>Pam is working with Porth-Unrein to make the dues payment records more accurate and up-to-date.</p>	<p>The reports seem to be improving the board will continue to monitor.</p>

<ul style="list-style-type: none"> • Security during the Eclipse August 21, at 10:15 a.m. 	<p>It has anticipated that 250,000 visitors will be coming to the beach to view the eclipse. The board discussed the need for additional security.</p>	<p>Chuck will consult with TCB and the onsite rental agency on what measures may be needed.</p>
<ul style="list-style-type: none"> • Planning for the annual meeting on May 20th 11:00-1:00 Glenden Beach Community Center. 	<p>The Board discussed possible agenda items.</p>	