

Bella Beach HOA Board Meeting Minutes
PRELIMINARY
January 12, 2008

Location: 234 Bunchberry Street, Bella Beach

Attendees:

Board Members:

Dave Loverink Jadene Stensland
Pat Corcoran Al Watkins
Pam Getty

Homeowners:

Tom Getty Kathleen Bald
Patrick Nelson Lew Pence
Barb and Jerry Iervolino Dat Nguyn
Lisa Ward

Property Management Companies:

Peggy RippenKroeger, Bella Beach Property Management

Dave Loverink called the meeting to order at 10:00 am.

Jadene Stensland confirmed that notification of the meeting was sent by e-mail on January 4, 2008 by Pam Getty, HOA Treasurer. The meeting notice was also posted on the HOA website on October 30, 2008.

The minutes of the previous meeting were approved by the Board.

Dave Loverink opened the HOA member open forum. Patrick Nelson started the forum with a suggestion that the Board consider raising the dues or consider a special assessment to pay for storm damage and/or common property improvements. Patrick specifically mentioned replacing damaged trees and adding gravel to the paths. He suggested that the Board become more pro-active regarding common area maintenance.

Jadene Stensland asked to resign as Secretary of the HOA, but would agree to stay on as a Board member. Al Watkins agreed to assume the position of Secretary.

Committee Reports:

Pam Getty gave the Treasurer's Report. Pam gave all attendees a copy of the Bella Beach HOA's 2007 Balance Sheet and Profit and Loss Statements. All bills have been paid, and all 2007 dues are up to date. (Current dues are to be paid by January 31, 2008). The 2007 balance sheet and P&L statement will be distributed with the next HOA newsletter.

Both Jadene and Pam expressed concern about future legal expenses. The rest of the Board agreed. Pam suggested that the Board consider pre-paid legal services, but that was probably not feasible considering the HOA legal requirements.

Pam Getty briefly discussed the Rules Committee. They have been unable to meet due to conflicts of scheduling. Pam suggested that the Rules Committee should be dissolved, and all future rule related issues be referred directly to the Board. The idea was generally well received, with the exception that special cases may be referred to a special Ad Hoc committee or working group with a Board member acting as chair.

The insurance requirement for Property Management Companies that they include the HOA as additionally insured was discussed. It was agreed to drop that requirement. The Board also agreed that a property management license from the Oregon Real Estate Agency would only be required for property management companies that are required by the State of Oregon to have such a license. An update to the Bella Beach rules will be published to reflect these changes.

A special committee was formed to consider allowing temporary Rental Signs, even though they are expressly prohibited by the CC&R's and the HOA rules.

Jadene gave an ARC Committee report. She passed out proposed letters regarding the ARC requirements of the HOA, including a welcome letter, a sample ARC application form, and a description of the process.

Several ARC projects are being reviewed, including a re-model project by the Ovist's, and a deck modification by the Stensland's. The Board agreed to grant Jadene Stensland a time-extension on her previously approved deck project. The Board also agree to grant Dave Loverink a time-extension on his previously-approved fence and landscape project.

Jadene also gave the Board an update on the status of the monument sign for Highway 101 at the Bella Beach entrance.

The main problem seems to be that Highway 101 is a federal scenic highway, and placing new signs in sight is difficult.

The HOA is continuing to work with ODOT and Lincoln County to get the signs back up.

Al Watkins gave a Landscape Committee report. The HOA has renewed the landscaping contract with Lakeside Gardening with very favorable terms. He also reported on recent storm damage. Bella Beach lost at least 13 trees, and many large branches. Fortunately, there was no serious damage to any homeowner's property. Al noted that the Road District helped with some of the tree debris removal from the streets. There was a consensus that Bella Beach needs to plant replacement trees. The landscaper has planted four new trees this last week on common areas at no additional charge to the HOA.

Al reviewed several proposals to remove injured or leaning trees. The Board approved the removal of four trees, and the landscaping of four stumps that were left over from recent storms. Al is to get bids on removing two dead trees near Hannah's Cabana.

The HOA has a bid to replace the log fence on the main park with a split rail fence for \$3,100. It was agreed that this was an attractive price, but no action was taken on this.

Al also reported that the HOA has received only three e-mails regarding additional street lighting at Bella Beach. All three responses preferred the status quo.

Peggy RippenKroeger from Bella Beach Property Management gave an update on the status of the commercial buildings that are for sale at the entrance to Bella Beach. Casey Roloff plans to put a coffee shop into one of the lower retail units. Hopefully, this will be open prior to spring break. He is also considering a fitness center in the other building that would be available to BBPM guests. The upper units of both buildings would be added into the BBPM rental pool. Both of the buildings would remain on the market for sale.

Pat Nelson gave an update on the Road District. There are no changes in parking planned for Bella Beach Drive, but they have approved four speed bumps similar to the ones on Oceanview. The Road District is also considering the beautification of some Road District owned areas. In order to allow access for emergency vehicles, the Road District is also considering eliminating two parking spaces along West Belle Circle.

Pat plans to contact Current Development regarding the paving of a section of Oceanview and Bella Beach Drive to determine when it would be completed.

Jadene Stensland suggested that additional parking is added to the common area in front of Fox Cove.

Miscellaneous Topics:

Dave Loverink gave an update on the Sea and Sand fence issue that affects some Bella Beach homeowners. Current Development is in the process of removing some sections of the fence. Current fence-related information can be found at:

<http://www.bellabeach.org/fence/>

Homeowner Ken Bourne forwarded some preliminary information regarding the installation of a Wi-Fi system at Bella Beach. None of the Board members had sufficiently studied the proposal, so it was tabled at this time.

Pam Getty briefed the Board on a recent proposal from the security company we have used for security on holiday weekends. They have presented an attractive proposal, and the Board members agreed to review the proposal within the next 7-10 days so that it can be acted upon before the next meeting.

Additional Business:

Al and Dave agreed to work on the draft of the newsletter. The goal is to have it ready for distribution by January 25th.

The next Board meeting will be on March 6, 2008 via conference call.

Al Watkins will see what dates are available for the annual meeting. We will try to have the HOA annual meeting on Saturday, April 5th.

It was suggested that a "spring clean up" be considered for the same weekend as the annual meeting. Bark dust and plants would be available for homeowners who wanted to work on their yards and get them ready for summer. One suggestion is to provide a dumpster for yard debris, or to have our landscape service provide additional trash hauling.

The meeting was adjourned at 11:50 am and was followed by a brief executive session meeting of the Board.

Respectfully submitted,

Al Watkins, Secretary