

## **Bella Beach Homeowners Association Board of Directors Meeting**

December 2, 2017 at 1 pm  
210 Bunchberry  
Depoe Bay, OR 97341

HOA Board Members Present: Chuck Craig, Dick Chaplain, Richard Regan  
Others: Ian Martin, Chair Bel Mer Sigl Tracts Special Road District

Quorum Established

I. **Called to Order** by Chuck at 1:05 pm. Chuck Craig acting as secretary.

II. **Review and approval of minutes** October 21, 2017 regular Board meeting

Motion Dick 2<sup>nd</sup> Richard Passed Unanimously

### **III. Reports**

A. Financial Chuck reported that the attorneys had moved to file a lawsuit in the long time delinquent account.

B. Landscape Dick reported that he and Chuck had met with Thomas concerning the irrigation controller for the great park and discussed with him the need to delineate the zones and make adjustments to water delivery for each zone. It was also discussed that the the board was seeking to demonstrate greater accountability and cost benefit with the contract. Thomas agreed he would work with us on theses issues.

Ian reported that he was planning to apply the treatment to the the stairs as soon as his schedule and the weather permitted.

C. ARC Dick reported that there have been no new issues before the ARC.

D. Road District Ian discussed the considerations involved in the Road District paying for management of vegetation that is in the right of way on public roads. He said he is comfortable sharing the cost of managing the vegetation in areas where line of sight visibility is affected because road safety is directly affected.

### **IV. Unfinished Business**

A. 2018 Budget Development The attached budget worksheet was discussed. It was noted that the amount of \$30,000 for landscape maintenance did not imply that the contract with Thomas would be for \$30,000 since this is yet to be negotiated and is intended to be restructured. It was noted that the cost of blowing off the roads seems to be excessive and

we should consider cleaning the roads less frequently, possibly with a street sweeper. The category of extra landscape in the 2017 budget was eliminated. and there is now a catch all miscellaneous category. The available revenue is based on 87 paying members at \$730/year which allows for the normally experienced number of delinquencies.

**Approve the 2018 proposed budget as shown on the attached worksheet**

Motion Dick 2nd Rich Passed Unanimously

B. Bella Beach Parking The map of the road district showing the areas where parking is prohibited was reviewed. Ian agreed to provide documentation of approval from the county on the fire lane no parking areas. It was noted that these areas need to be marked in a visible, but unobtrusive manner. Ian agreed to present options for doing this to the board at the next meeting. Rich suggested and it was agreed that this should then be presented to the 2018 annual meeting.

C. Rental contracts and rules discussion The group noted that there are many areas where the rules in the County Vacation Rental Dwelling Ordinance differ from the Bella Beach neighborhood rules. There are also some significant areas that are not covered in the VRD or the Bella Beach rules. The board felt that the sets of rules needed to be compared side by side. It may even be desirable to amend some of the Bella Beach rules to provide as consistent as possible a set of rules for rental agencies.

**Defer action on rental agency contract review pending detailed comparison of rule sets**

Moved Chuck 2nd Dick Passed Unanimously

V. **Unfinished Business:** none

VI. **Announcements:** Ian advised the group that he has some spare path lights and parts he obtained from Doug.

VII. **Homeowner Forum:** There were no homeowners present.

**VIII. Other**

Chuck noted that the HOA had no regular on-going source of funding for the emergency preparedness fund. Pam has been putting the \$25 we get when a property title has changed into the fund.

**Donate change of ownership fees, late fees, penalties and fines to the emergency preparedness fund**

Moved Dick 2nd Rich Passed Unanimously

The next regular board meeting was set for March 3, 2018 1PM at 210 Bunchberry.

Meeting adjourned 3:30 PM.