

Annual meeting Bella Beach HOA  
20 May 2017  
Gleneden Community Center

Called to order 1103 by Chuck Craig President of HOA

Quorum established by Pam Getty with 55 ballots received

Present: Chuck Craig, Richard Regan, Dick Chaplain, Teri Gerlt, Pam & Tom Getty, Bethany Wright, Maureen Chaplain, Joan & Joe Diccico, Jean Watkins, Richard Ballard, Sydney Ovist, Ian & Helen Martin, Holly Burford, Linda & Ken Bourne, D. Craig & Linda Lannigan, Anthony & Wendy Vece, Kevin & Cathy Stewart, Rick & Pat Hardie, Jack & Cheryl Lawrence, David & Jeanette Phelps, Mat & Tara Daniels, Lisa Ward, Diane Craig, Linden & Ruth Knapp, Jerry & Barb Ierrolmo, Rick & Vera McGraw. Guests: Hilary Deaton and Lindsay (Bella Beach Property Management), Thomas Eastman (Landscaping)

Topic	Discussion	Action	Follow-up
III. Review of Minutes HOA BOD -Feb 4 <sup>th</sup> & Apr 27 <sup>th</sup>  2016 Annual meeting	No questions nor additions voiced about BOD or Annual meeting minutes.  Chuck brought forth a discussion of changing how the minutes of annual meetings are approved. Currently they are approved at the next annual meeting a year later. Recommended having the minutes posted to the HOA website within 10 days. Homeowners can review and send questions and additions to the board. The corrected minutes could then be approved at the next regular board meeting.	Moved by Dick Chaplain 2 <sup>nd</sup> by Rich Regan Both approved unanimously  Motion to change approval of annual meeting minutes from the next annual meeting to the minutes being posted to the website within 10 days. Open for any questions or additions by homeowners until the next regular meeting of the BOD. Corrected minutes could then be approved by the BOD. Moved by Dick Chaplain 2 <sup>nd</sup> by Rich Regan Referred to the floor Approved unanimously	
IV. Committee Reports			
A. Financial	Pam Getty (current book keeper) reported on the 2017 budget (available on request). Discussion of late fees and how to deal with delinquent dues. Chuck explained process and answered questions		

	<p>Questions about reserves – Pam explained the state law regarding financial reserves. We legally must replace them if used.</p>		
B. Pool Update	<p>Chuck states that Casey plans to survey homeowners for interest in a pool then may reconsider if not supported. Also spoke of doing a webinar. The plan is in development and considered preliminary. The pool would be subject to architecture committee’s approval. Many questions/concerns voiced by homeowners i.e. traffic, safety, liability, noise, does the HOA have any recourse?</p> <p>Recommended from floor to have Casey here in person to discuss issues/concerns</p> <p>Hilary (Bella Beach Property Management)– stated that pool at Olivia Beach has not had any issues and actually has been popular with renters.</p>		<p>Chuck will contact attorney and insurance agent to answer liability issues.</p> <p>Will request Casey to meet with HOA</p>
C. Landscape	<p>Rich discussed short term goals</p> <ol style="list-style-type: none"> <li>1. Reduce costs and increase efficiency</li> <li>2. Removing plants where too dense, diseased etc.</li> <li>3. Change pruning practices – working with Thomas</li> <li>4. Water application, drainage issue in the park</li> </ol>		
D. Disaster Preparedness	<p>Chuck reviewed Rick’s report (see attached) and discussed progress. Tsunami evacuation brochures distributed. Homeowners asked to make accessible in their homes.</p>		
E. Road District	<p>Ian reported that last year the roads were recoated and most are restriped. Discussed parking issues re assigned spaces, fire lanes. Considering establishing special improvement district to include other homes in area but not currently in HOA in maintenance costs of shared facilities.</p>	<p>Motion to have board work with the Road District and consult with the county on the formation of a special improvement district to help share the cost of maintaining all facilities open to the public.</p> <p>Moved by Dick 2<sup>nd</sup> Rich Referred to the floor Passed Unanimously</p>	

Election of new Board Members	Dick Chaplain re-elected for 2 year term		
V. Unfinished Business			
A. Stairs Repair	Dick reported that our contractor, Knottworks Construction, currently has a June 12 start date and should be finished by July 4 <sup>th</sup> if all goes well. Dick brought blueprints for construction for homeowners' review.		
B. Special Assessment	\$31,050 of \$60,000 is collected so far, therefore, we have enough to start the project		
VI. New Business			
A. Long-term landscape	<ol style="list-style-type: none"> <li>1. Path lighting – flood lights for stairs</li> <li>2. Seep under park – consider taking the grass out of the lower area and just have plantings</li> <li>3. Continue to remove plants</li> <li>4. Redesign entrance</li> <li>5. Have an arborist examine trees for health/illness</li> </ol>		
B. Security during eclipse	Discussed parking and safety issues. Security company developing response plans.	Consider having someone stationed here from Security during eclipse	Chuck will contact Security Company re availability and cost
C. Announcements	Dinner at Dick & Maureen's tonight at 1700		
1. Resignation from board	Sue Thompson officially resigned from the BOD after the ballot went out. The BOD will appoint a volunteer to complete her unfinished term.	Requested a volunteer from the homeowner's that anyone interested in serving in this capacity to contact the BOD	Cheryl Lawrence volunteered.
2. HOA Dinner	Dinner at Dick & Maureen's tonight at 1700 Bring an appetizer and BYOB		
D. Homeowner Forum			
1. Long-term landscape path light eval	<p>Lighting – Homeowner consensus that lighting is important for safety</p> <p>Lisa Ward brought up Boardwalk issues – what is the plan, replace or repair?</p> <p>Playground – Plan to move basketball backboard to west end so the ball will not go over the fence. Have replaced broken hoop.</p> <p>Ian states that play structure is made of high quality old growth wood and recommends repair rather than</p>	Landscape committee will work on priorities as funding allows.	

	replace. Have replaced swings, footings, working on tire swing hardware.		
2. Parking	Lost some parking due to fire lane regulations. Public property cannot be reserved by homeowners and the fire lanes must be kept free for fire engine access. Other spaces not correctly restriped when pavement was resealed. The two spaces on gravel in front of Barracuda Cove are public. Recommended from the floor - If the pool does not go in maybe use area as parking		Road District will address
3. Rental signs	Trying to work with county for another options for signage re VRD rental info		
4. Rot, water intrusion problems, maintenance, construction defects	No one with any questions/concerns present		
E. 2018 Annual meeting date	Concerns voiced re best time of year to have meeting so that the most owners may attend.	Plan to send an email out to owners with options	

Adjourned at 1350

Teri Gerlt elected secretary unanimously by the board.

Minutes submitted by T. Gerlt 21 May 2017 at 1500