

DRAFT
 Minutes
 Bella Beach Homeowners Association
 Board of Directors Meeting
 March 6, 2021, 1PM
 By Zoom due to COVID-19

HOA BOD members present: Chuck Craig, Teri Gerlt, Dick Chaplain, Brian O'Neill, Linda Fender

Guests: Meredith Lodging representative: Jordan Grant

Homeowners: Debra Hansen, David & Jody Barringer, Roger & Chris Wecker, Mark & Wendi Wilke, Wolfgang & Deborah Sailer, Rick & Vera McGraw, Vince & Sydney Ovist, Debra Avery; Brad Schleir, Anthony Vece, Commercial lot owners representative: Kyle Murphy

Quorum established.

Called to order by Chuck at 1305

Topic	Discussion	Action	Follow-up
I. Call to order, etc.			
II. Review and approval of prior meeting minutes (17 Sep 2020; 26 Sep 2020; 21 Nov 2020; 28 Nov 2020; 5 Dec 2020 annual mtg; 14 Dec 2020)	17 Sep 2020; 26 Sep 2020; 21 Nov 2020; No additions nor corrections 28 Nov 2020; 14 Dec 2020 No additions nor corrections 5 Dec 2020 annual mtg No additions nor corrections	Moved to accept by Dick 2 nd by Brian Moved to accept by Linda 2 nd by Dick Moved to accept by Dick 2 nd by Linda All Passed	Teri will post on website.
III. Reports			
A. Financial	As of 28 Feb 2021 Checking – \$38,533.34 Reserves – \$69,461.06 Emergency Preparedness - \$3,197.76 Seven homeowners still owe January dues. Have been sent a notice re nonpayment.		

<p>B. Bylaws</p> <p>C. Landscape committee</p> <p>D. ARC</p> <p>E. Road District</p>	<p>Attorney currently drafting changes to Bylaws to allow electronic meetings without an emergency.</p> <p>Split rail fence in great park needs replacement (see report for other issues on website under landscape committee). Planning Cleanup day April 10. Question of rather we still need it due to new yard debris bins.</p> <p>Two requests filed and plans approved.</p> <p>No Report Ian is thinking of stepping down and looking into finding new members.</p>	<p>Committee will write up notice re plan and ask for feedback as to interest.</p>	<p>Teri will post on website.</p>
<p>F. Correspondence Aaron Lightfoot</p> <p>Fire chief</p>	<p>Aaron sent a letter re what was the highlights of annual meeting for Meredith. Chuck has contacted him and they agree to work together for the benefit of both the HOA & Meredith.</p> <p>Letters and emails – re fire lanes in roads within Bella Beach. Some are public roads managed by the road district.</p>	<p>See plan below-section (IV. F)</p>	
<p>IV. Unfinished Business</p>			
<p>A. Garbage Container Issues</p> <p>1. General</p>	<p>CCR's and rules related to garbage containers reviewed.</p> <p>Dick discussed need for definition of "out of public view" in reference to trash/recycling bins and reasonable period left at curb:</p> <ol style="list-style-type: none"> 1. More than 50ft from main road 2. Must be removed from sight within 2 days after pickup. 3. Brian suggested using pictures to support verbiage. 	<p>Moved by Linda 2nd by Brian To clarify definition of "out of public view" and reasonable period to be curbside. To be adopted as a rule.</p> <p>Passed Unanimously.</p> <p>Out of Public View is defined as:</p> <ol style="list-style-type: none"> 1. Enclosed within a building, fence, or other suitable screen, or 	<ol style="list-style-type: none"> 2. At least 50 feet from the road, neatly stored against a fence or building and visible only through a small arc of view by a passerby. 3. Reasonable period of time means not more than 2 days before or after pickup date.

<p>2. New refuse containers</p> <p>B. Issues from Annual Meeting</p> <p>C. Concrete stairs repair</p> <p>D. Neighborhood security assistance by Meredith</p> <p>E. Litter complaints</p> <p>F. HOA fire lane designation and signage</p>	<p>Much discussion re how to get rid of Yard Debris bin if the homeowner does not want to use it.</p> <p>Recommend calling North Lincoln to pick up, however, several homeowners state that it is taking too long for them to respond.</p> <p>Brian is willing to help take some bins back to Lincoln Sanitary when back at Bella.</p> <p>Discussed enclosures to hide refuse bins.</p> <p>Wolfgang Sailer – discussed importance of environmental concerns being addressed at Bella. We as a community need to step up and educate homeowners and renters alike as to the need to keep our community clean.</p> <p>Plans in progress to repair stairs before the summer crunch.</p> <p>Discussed how Meredith helped the Lawrence's with an untenable situation. Thank you. However, Anthony stated that he felt that they cannot be looked to as an ongoing security manager.</p> <p>Long discussion re concerns and complaints about how to deal with noise and other issues. Members discussed a request that another security firm be hired. Chuck shared how his work to find another firm was not successful. Further consideration required.</p> <p>See above</p> <p>Plan to place signs soon on HOA roads. Fire chief will help with location of signs and contracting with tow company. Kinnikinnick, Bunchberry, Elderberry are owned by the HOA.</p>	<p>Deferred to next board meeting due to lack of time.</p> <p>Chuck will discuss recommendations of security professional at further meeting.</p> <p>Thomas' crew will be alert for and pick up off street litter.</p> <p>Linda moved to designate, in consultation with local fire chief, the 3 HOA roads as Fire Lanes. 2nd by Dick Passed Unanimously.</p>	<p>Vince offered to research for availability of a local Security Company.</p> <p>Vince offered to help Chuck & Dick on this.</p>
<p>V. New Business</p>			

<p>A. Electronic monitoring discussion (incl. request from Mark Wilke)</p> <p>B. Annual meeting, 2021 Director elections</p>	<p>Mark shared his research re home noise monitoring. He would like to see this installed in STR's so a third party would manage the noise complaints and it would be easier to apply warnings and fines.</p> <p>Management companies are responsible for their property. However, owners find it difficult to find out what said property manager is, and/or get a response.</p> <p>Kyle responded that if the STR's are required to have this service installed that all homes would need it installed.</p> <p>Plan next Annual meeting for September. Hopefully in person.</p> <p>Two board members will be up for reelection.</p>	<p>Brian moves that the BOD get a legal review as to if this could legally be required. 2nd by Teri</p> <p>Passed Yes – Brian, Linda, Teri No – Dick Abstention – Chuck</p>	<p>Chuck will contact our attorney.</p>
<p>VI. Other</p>			
<p>VII. Homeowner Forum</p>	<p>Vince asked about the status of the Phase 5 common area and legal notice the board may have received. Chuck replied briefly, noting this relates to a legal matter than is in process.</p>		

Note: Homeowners were notified of the opportunity to listen to the conference call on the agenda that was posted on the website by contacting the board through tellyourboard@bellabeach.org. asked to be connected to the conference call.

Adjourned at 1520 Submitted by T Gerlt 11 Mar 2021