

Minutes  
 Bella Beach Homeowners Association  
 Board of Directors Meeting  
 June 15, 2021, 1PM  
 By Zoom due to COVID-19

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

HOA Homeowners present: Avery, Debra; Benjamin, Scott; Brook, Kimberly; Hansen, Debra Louise; Hering, Marc; McGraw, Rick & Vera; Ovist, Vince & Sydney; Sclerier, Brad; Butera, Steve

Quorum established. All votes taken by roll call even though recorded as unanimous for brevity.  
 Called to order by Chuck at 1301

| Topic  | Discussion   | Action   | Follow-up  |
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| I. Call to order, etc.   |  |  |  |
| II. Review and approval of prior meetings minutes for Mar 6, Apr 17, Apr 30, May 7, May 17, 2021 | No additions nor corrections   | Moved to accept Mar 6, Apr 17, Apr 30, and May 17 by Linda 2 <sup>nd</sup> by Dick<br>Passed unanimously<br>Moved by Dick and 2 <sup>nd</sup> by Brian to accept the May 7 <sup>th</sup> minutes<br>Passed unanimously | Teri will post on website.   |
| III. Reports   |  |  |  |
| A. Financial   | As of 30 June 2021<br>Checking: \$22,193.73<br>Reserves: \$61,524.06<br>Emergency Preparedness: \$4,242.76<br>All dues paid  | \$5,000 will be transferred to Reserves as semiannual funding contribution.  |  |
| B. Landscape Committee<br>a. Hardscape Project   | 1. Replaced split rail fence around Great Park<br>2. Replaced sand fence<br>3. Fixed sprinklers<br>4. Removing dead and diseased trees<br>5. Replaced gravel on west Valerie's Green | Deb Avery will replace Cheryl Lawrence on landscape committee.<br><br>Sydney Ovist is interested to be added to committee.   | New standalone parcel locker installation in progress. New mailboxes should be installed by Fall |

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| <p>C. Correspondence</p>   | <p>Letter received June 3<sup>rd</sup> from Bryan Daniels, Fire Chief of Depoe Bay Fire Dept. He “orders the community to place signs and road markings that clearly identify areas where parking is not allowed in order to permit passage of emergency vehicles.”</p> <p>Multiple community concerns about large vehicles partially blocking roads and vehicles parked in fire lanes.</p>   | <p>We have ordered signs for streets the HOA is responsible for. The road district is responsible for public streets.</p> <p>The HOA will send a letter to Chief Daniels about his concerns and how we can work together with DBFD and Bel Mer Road District to comply to issues expressed.</p>   |  |
| <p>D. Emergency Committee</p>  | <p>Teri encouraged homeowners to review our website for county and state links for up-to-date emergency information.</p> <p>Sign up for Lincoln Alerts &amp; Shake Alert which is now online in Oregon</p>  |   |  |
| <p>IV. Unfinished Business</p>   |   |   |  |
| <p>A. Draft bylaws amendment to allow electronic meetings when not in an Emergency.</p> <p>B. Member directory</p> <p>C. Special assessment for park split rail fence</p> <p>D. HOA fire lane designation and signage</p> <p>E. Maintenance plan component (sign renovation)</p> | <p>Received last evening from attorneys will review and send out for homeowner adoption by mail ballot.</p> <p>In process. Will need to contact homeowners for permission to publish email and phone numbers.</p> <p>Split rail fence, townhome sprinkler controllers, playground, and park problem tree removal unexpected. Special assessment of \$114/homeowner needed.</p> <p>Noted existing map is not consistent with text of memoranda between fire district and road district.</p> <p>Only planned item left in maintenance plan.</p> | <p>To implement will need a vote by mail with a 50% pass rate to change CCR’s</p> <p>Teri will send out questionnaire.</p> <p>Adele will include on July dues statement.</p> <p>Will go by 2007 text until new map drawn.</p> <p>Waiting for Kevin Jones (ES&amp;A) to return. Will have to remove signs and make ready for pickup by ES&amp;A.</p> |  |

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| F. Garbage container rules           | Primary comment that “2 days before and after” is too long. One day is enough. | Adopt final next board meeting.   |  |
| V. New Business                      | .  |   |  |
| A. Website Committee                 | Ed Pinkos, Steve Butera appointed. Vince expressed interest.                   | Moved by Linda, 2nd by Brian to appoint Ed and Steve to website committee. Passed unanimously.    |  |
| B. Additional Committee Appointments | Deb Avery, Sydney Ovist appointed to Landscape Committee.                      | Moved by Dick, 2nd by Linda to appoint Deb and Sydney to landscape committee. Passed unanimously. |  |
| VI. Other                            |  |   |  |

Adjourned at 1509  
Submitted by T Gerlt