

Minutes  
 Bella Beach Homeowners Association  
 Board of Directors Meeting  
 July 14, 2021, 7:30PM  
 By Zoom due to COVID-19

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

HOA Homeowners present: Brad Sclelier, Sydney & Vince Ovist

Quorum established.

Called to order by Chuck at 1930

Topic	Discussion	Action	Follow-up
I. Call to order, etc.			
II. Review and approval of prior meeting minutes	No additions nor corrections	Moved by Dick and 2 <sup>nd</sup> by Linda to accept the June 15, 2021 minutes Brian absent for vote Passed unanimously	Teri will post on website.
III. Reports and correspondence			
A. Financial	As of 30 June 2021 Checking: \$20,720 Reserves: \$54,925 Emergency Preparedness: \$4,292		
B. Landscape Committee a. Review of home/lot conditions	Landscape Committee Report The Landscape Committee sent letters of notification to 19 homeowners regarding landscape concerns. We received 11 responses as of July 13, 2021, most of which asking for photos. It is noted that trimming compliance has begun. -Reference 4.3 BB CCR- Maintenance of Lots & Homes: "Lot neatly trimmed, properly cultivated and free of trash, weeds, and other unsightly material"	The committee will review the properties again on August 15, at the next scheduled meeting of the committee.	Landscape Committee

<p>C. Road District</p>	<p>Ian &amp; Helen Martin have officially resigned from the Road District of which Ian was the chair. The road district is not part of the HOA but is a volunteer group that works with the county and is responsible for the public roadways within our HOA. Therefore, the HOA cannot place signs, stripping or other requirements that the DBFD requires on public roads.</p> <p>Chuck has been in discussions with the county about the plan to appoint a temporary board until elections can be held. Currently pending.</p> <p>Another issue on hold is contracting with a towing company. The plan was to use the same as the Road District for coordination and decreased confusion.</p>	<p>The HOA will need to wait and see what county does before we can move forward.</p> <p>Chuck working with DBFD chief to meet requirements.</p> <p>Dick only just received information from Sheriff's Office on towing companies and requirements</p>	
<p>IV. Unfinished Business</p>			
<p>A. Revised draft bylaws amendment for electronic meetings. Process going forward.</p> <p>B. Final adoption of garbage container rules</p> <p>C. Sign refurbishment</p>	<p>Need to send a 10 day notice of the change in bylaws and for homeowners to request a secrecy envelope with their ballot by July 22<sup>nd</sup>. Then ballots to be sent by Aug 1 with voting open all of August.</p> <p>Need a positive vote of 50% of homeowners to change the Bylaws.</p> <p>Per owner input will change the on the days on the street rule to 1 day before and one after pickup rather than two days.</p> <p>Several homeowners are working on enclosures for their containers.</p> <p>Need to replace old neighborhood signs that are in disrepair. Had contracted the same firm that made the current signs and they still had the design templates.</p> <p>They are now ready to do the work, but we need to take down the signs and store them until they can be picked up by ES&amp;A to be redone.</p>	<p>Moved by Linda to start the process. 2<sup>nd</sup> by Dick</p> <p>Brian absent for vote Passed unanimously</p> <p>Board members will contact homeowners not complying with rules</p> <p>Dick moves to have the landscape company remove and store the same ASAP 2<sup>nd</sup> by Linda</p> <p>Brian absent for vote Passed unanimously</p>	

D. Committee appointments	<p>Appoint Vince Ovist to website work group</p> <p>Appoint Vera McGraw to Landscape Committee</p> <p>Need to update website as to new members on committees</p>	<p>Rick moved, Linda 2nd.</p> <p>Brian absent for vote</p> <p>Passed unanimously</p>	<p>Teri will update contacts page on website</p>
V. New Business			
A. Playground repairs	<p>The board was notified by homeowners that the playground structure was in disrepair. Chuck and Teri looked it over and decided that it was dangerous and needed to be closed until it can be repaired. Dick covered the structure with yellow warning tape and signage that it was closed. However, it was all removed within a couple of days!</p> <p>Board had a contractor review the structure and give us a bid for repair [see meeting packet on website for details]</p> <p>Discussed the pros and cons of a short-term repair for safety vs. longer term. Repair expected give the structure another 3 -5 years before replacement is necessary.</p>	<p>Moved by Dick to do the safety repair at this point. 2<sup>nd</sup> by Teri</p> <p>Brian absent for vote</p> <p>Passed unanimously</p> <p>Plan to discuss at annual meeting. What would the community like to see in a new playground?</p>	
VI. Other Fire pit safety	<p>Discussed concerns from homeowners about irresponsible use of wood fire pits in Bella Beach.</p> <p>Especially a concern with the drought and high fire risk. Have talked with fire chief about concerns.</p>	<p>Moved to put moratorium on fire pit use during current high fire risk by Dick 2<sup>nd</sup> by Linda.</p> <p>Brian absent for vote</p> <p>Passed unanimously</p>	<p>Will send email concerning this to all home and lot owners and post on website.</p>

Moved to adjourned by Dick 2<sup>nd</sup> by Linda Passed unanimously  
Adjourned at 2025  
Submitted by T Gerlt 18 Jul 2021