

Draft Minutes
 Bella Beach Homeowners Association
 Board of Directors Meeting
 November 5, 2021 at 1900
 By Zoom due to COVID-19

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

HOA Homeowners present: Kim Brooks, Vince Ovist, Ed Pinkos

Quorum established.

Called to order by Chuck at 1859

Topic	Discussion	Action	Follow-up
I. Call to order, etc.			
II. Review and approval of prior meeting minutes	No additions, two corrections called to order at 1901 and change Dick to absent	Moved by Brian and 2 nd by Linda to accept the Oct 12, 2021 minutes Passed unanimously	Teri will post on website.
III. Reports and correspondence			
A. Financials	Operating Fund: \$30,595.88 Reserve Fund: \$63,066.06 Emergency Prep: \$5,093.51		
B. County election results	Measure 21-203 passed and will go into effect on Nov 16 th . Vince discussed issues that the HOA needs to be aware of, noting that the ballot measure allows a subdivision to downzone if a consensus can be achieved.	Board will monitor	
C. Resignations	Teri Gerlt is resigning from the Board of Directors due to family issues 6 Nov 2021. Sydney Ovist resigned from the Landscape Committee on 22 Oct 2021.		

IV. Unfinished Business			
<p>A. Board appointments</p> <p>B. 2021 Ballot</p> <p>C. Election Schedule</p> <p>D. Proposal for ARC Committee terms</p>	<p>Kimberly Brook is interested in joining the Emergency Committee</p> <p>Discussion on appointment to replace Teri's position on the board for the remaining year of her term.</p> <p>Chuck states the Brad Scheier has shown interest in being on the board. Discussion on his appointment. Vince supported the board filling the position.</p> <p>Both Chuck and Dick plan to run for another term.</p> <p>Vince Ovist plans to run</p> <p>Chuck contacted homeowners who had once showed an interest in running however, most were no longer interested.</p> <p>Ballots to be sent out early next week To be returned by Dec. 8th to tally prior to the annual meeting on Dec. 11th</p> <p>Not discussed</p>		<p>Kim is on the call Authorized Kim to buy food for the cache.</p> <p>Chuck will contact Brad</p> <p>Adele will send out an email. ASAP</p> <p>Refer to next board meeting.</p>
V. New Business			
A. Annual Meeting Agenda	Need to finish the budget and then finalize the Agenda.		Dick is finishing up on the budget.
VI. Other			

Moved to adjourn by Linda 2nd by Brian - Passed unanimously
Adjourned at 2012
Submitted by T Gerlt 9 Nov 2021