

Minutes
 Bella Beach Homeowners Association
 Board of Directors Meeting
 October 12, 2021, 1900
 By Zoom due to COVID-19

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

HOA Homeowners present: Rebecca Hillyer, Kim Brooks, Debbie Hansen, Deb Avery

Quorum established.

Called to order by Chuck at 1901

Topic	Discussion	Action	Follow-up
I. Call to order, etc.			
II. Review and approval of prior meeting minutes	No additions nor corrections	Moved by Brian and 2 nd by Linda to accept the July14, 2021 minutes Passed unanimously	Teri will post on website.
III. Reports and correspondence			
A. Financials	Operating Fund: \$30,878.66 Reserve Fund: \$62,610.06 Emergency Prep: \$4,542.71		
B. Road District developments	The county states they have candidates for interim positions but a date has not been set for appoints to be made. Discussion re hiring a towing company. The plan was to coordinate with no Road District. As this may take more time, we should look into it now.	Motion to establish a towing company contract By Brian and 2 nd Teri Passed unanimously	Chuck will ask Dick to get contract info from tow companies
C. Landscape Committee	Landscape Committee Report Water is turned off in Great Park. Owners have worked on their properties needing maintenance. Landscape Committee have ordered new plantings and will be installed by several members when the beds are ready		Landscape Committee

D. Electronic meeting bylaws amendment	The HOA homeowners passed the amendment	The HOA President and Secretary will need to sign official paperwork to change the CC&Rs. Awaiting the legal papers, then file with County Clerk.	
IV. Unfinished Business			
A. Annual meeting	Tentatively Dec 11, 2021, at 10 by Zoom	Moved by Brian to set date of the Bella Beach Homeowners Asso. Annual meeting for Dec. 11, 2021, at 10:00 AM by Zoom and hold directors' election in November by absentee ballot. 2 nd by Linda	Plan a BOD meeting to make up an agenda and ballots in the next few weeks.
B. Election of directors	Election to be held by paper ballots prior to the annual meeting	Passed unanimously	
C. Budget Development	Dick will work on this when home		
D. Sign refurbishment	In progress		
F. Board appointments	All ARC members would like to continue Discussed staggering terms so there is some historical memory.	Recommend appointing the current ARC committee members for 1 year. Moved by Linda 2 nd by Brian	Linda will look at CC&R's to see if the ARC committee members may be staggered.
G. Garbage enclosures	Still complaints re the garbage bins being stored outside.	Owners will be contacted formally.	Chuck showed a simple enclosure design being used at Seabrook.
V. Other			
A. Playground	Debbie Hansen asked about the use of the playground and if the homeowners could have input and vote.	Plan to investigate options and will present to homeowners for review.	

	Discussed the history of the playground, average use and plan.		
B. Drainage issues with 375 Bella Beach Dr.	Rainwater drains from Kinnikinnick on to the property's driveway. Owner thinks that the HOA is responsible to repair. The home is built below grade, and there is a depression in the driveway.	Chuck will seek advice from a contractor with expertise to see what solutions and costs may be.	
C. HOA Firepit Ban	The County has removed the Fire Ban as the fire risk has decreased, and should the HOA do the same?	Moved by Linda and 2 nd by Teri to remove the Bella Beach Firepit Ban. Passed unanimously	Notice by email will be sent to homeowners.
D. Phase 5 Common Area	The board discussed the status of the Phase 5 common area lot. F&S Commercial has declined to mediate a settlement.	Options in addition to direct lawsuit being reviewed.	Update to be provided at annual meeting. Homeowner input to be sought.

Moved to adjourn by Linda 2nd by Brian - Passed unanimously
 Adjourned at 2033
 Submitted by T Gerlt 14 Oct 2021