

Draft Minutes
 Bella Beach Homeowners Association
 Annual Meeting
 12/11/21

By Zoom due to COVID-19

HOA BOD members present: Chuck Craig, Dick Chaplain, Brad Schleier Brian O’Neill, and Linda Fender
 HOA Homeowners present: Wolfgang and Debbie Sailer, Sharon Tensen, Alan Ahlberg Rick Hardie, Maureen Chaplin, Marc Hering, Darrell Fender, Linda Bourne, Dennis Scholfield, Mark Wilke, Ed Pinkos, Pat Brown, Pattie Brown, Kim Brook, Ian Martin, Debbie Hansen, Richard Ballard, Vince Ovist, Anthony Vece, Dean Sanderson, Jeff Stewart Gail Wright. Steve Butera, David & Terri Steinberg, Joan Miller, Eric Goffier, Chris Wecker, Jozi Bently and Tao-Zeng
 Quorum established. No
 Called to order by 10:06 A.M.

Topic	Discussion	Action	Follow-up
Call to order and introductions	Quorum was not established, so Chuck stated no business could be conducted, and the meeting would transition to an information and discussion session. General order of topics in agenda would be followed.		
II. Reports	<p>Chuck reported on the election results certified on 12/9/21.</p> <p>Dick went over the 2022 budget and answered any questions.</p> <p>Chuck reviewed the information on STR ballot 21-203 and Lincoln County commissioner ordinance 523.</p> <p>Chuck reported on the status of the Phase 5 common area. Several questions were asked from homeowners.</p> <p>Brian reported on the playground repair. Will need to completely replace in 3-5 year.</p>		<p>Board will send a letter to homeowners asking opinion. Ultimate decision is with the board.</p> <p>Plan to survey members concerning</p>

	<p>Homeowners will be ask if they want to keep, eliminate or replace with something else.</p> <p>Chuck reviewed progress that had been made on the website over the past several years and previewed possible future improvements.</p> <p>Brad discussed the need to organize the HOA records and documents. Also the enforcement area of the rules needs to have a clear path for action. Brad will work on this and present at next board meeting. Some homeowners wanted to validate if action of enforcement has been taken. Individual homeowners file are not public. Would have to work through how to do this legally.</p>		<p>future development of playground when information is developed.</p> <p>Survey on inclusion in website directory has been included with January dues statement.</p> <p>Brad volunteered to work on drafts of enforcement and records resolutions.</p>
<p>Adjourned at 11:30 A.M. Submitted by Linda Fender Board Secretary</p>	<p>Since no quorum was established only informational reporting and discussion occurred.</p>		