

Minutes  
 Bella Beach Homeowners Association  
 Board of Directors Meeting  
 May 10, 2022, 5:00 PM  
 By Zoom due to COVID 19

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

HOA Homeowners present: Linda & Ken Bourne, Kim & Michael Brook, Karen Leffler, Christine & Roger Wecker

Quorum established.

Called to order by Chuck at 5:03pm

Topic	Discussion	Action	Follow-up
I. Call to Order, etc.			
II. Review & approval of prior meeting minutes	Approval of minutes from meetings of 2/8 & 2/24.	Linda moved; Brian seconded. Passed unanimously.	
III. Reports & correspondence			
A. New Signs	Signs are scheduled to be done this month. Old signs too beat up to be saved. Will be up by summer.		
B. Mail Boxes	Postmaster contacted regarding installation of lockers & mail slots in 1-2 months.		Dick will follow up
C. Landscape Committee	Some plantings done. Contract to trim cherry blossom trees but contractor never showed up.	Request return of deposit & schedule for next year.	Landscape Committee
D. Emergency Prep	Spent \$4,875.78 on supplies. Air circulation fixed. Propane is available to heat water.		
E. Road District	Levy is on ballot. Motion to send our reminder to Bella Beach residents regarding levy on ballot urging them to take note of and seriously consider.	Dick moved; Linda seconded. Passed unanimously.	Chuck will draft email.
F. Financials	As of April 30, 2022: Operating \$19,625 Reserves \$70,712 Disaster \$ 585		

IV. Unfinished Business			
A. Call for ARC Committee candidates	There are 5 positions for ARC. Want to rotate terms on committee. Policy adopted to do so. Email to be sent asking interested candidates to send a 1 page note on why they want to be involved.	Linda moved; Dick seconded. Passed unanimously.	Chuck will draft email.
B. Directory	49 people responded. 3 didn't want their address included 5 didn't want their phone included 5 didn't want their email included 6 didn't want to be included at all	Brian moved; Dick seconded to defer action on directory. Passed unanimously.	
C. Enforcement Process	There were several concerns regarding the revised policy including: Confronting neighbors – language modified Penalty for bringing complaint – language modified to include “continued harassment” #7 – too many people in home – hard to police #8 – move garbage cans to its own line #9 – what about construction/moving vehicles Ken Bourne said it was illegal to fine an owner for tenant actions if they are not informed of infraction. Knowledge of culpability required. Dick left the meeting at 6:37 pm.	Attorney will be contact to review & advise.	Chuck will consult with attorney.
D. Towing company & policy	Contract with Car Care Towing was approved. Only designated people may request towing. Signs need to be installed.	Brian moved; Brad seconded. Passed unanimously.	
E. Fire Pits	Motion to ban all ember/wood fire pits from May 15 – September 15.	Linda moved; Brian seconded. Passed unanimously.	
F. Phase 5 Common Area	Closure on situation needed.		Brad will follow up.
V. New Business	Resolutions required to HOAs are: Collection – in place Enforcement – in place & being amended Insurance – not needed Records Retention – not done		Chuck will follow up with attorney to draw up a resolution.

VI. Other	Annual meeting is December 10. No determination on whether it will be in person, Zoom or combination.		
VII. Homeowner Forum	None		
VIII. Adjournment	Adjourned at 7:13 pm	Brad moved; Brian seconded. Passed unanimously.	