

Minutes  
 Bella Beach Homeowners Association  
 Special Board of Directors Meeting  
 August 17, 2022, 5:00 PM  
 By Zoom due to COVID 19

HOA BOD members present: Chuck Craig, President; Dick Chaplain, Treasurer, Linda Fender, Secretary; Kim Brook; Brad Schleier; Adele Cooke, Recording Secretary

HOA Homeowners present: Linda & Ken Bourne, David Steinberg, Jordan Grant & Dawna White (Meredith)

Quorum established. Called to order by Chuck at 5:02 pm

Topic	Discussion	Action	Follow-up
Subject of meeting is 389 Bella Beach Drive or Sunset 389	<ul style="list-style-type: none"> <li>• Purpose of the meeting – consider the latest two complaints against 389 Bella Beach Drive, aka Sunset 389. These complaints were filed on July 7 and August 3.</li> <li>• Both complaints deal with violation of after-hours use of the hot tub.</li> <li>• A \$250 fine was assessed for the prior complaint received on June 16, 2022. Notification of fine sent to owner on July 19. This fine was not appealed by the owners.</li> <li>• Meredith Lodging is installing a noise monitor which will notify them when noise decibels reach a specific threshold. At which point they will contact the guests to rectify the situation.</li> <li>• Signage about the rules of the community are posted near the hot tub. Guests are informed of the rules by phone prior to arrival and on the day of arrival.</li> <li>• Since appears the owners have made a good-faith effort to address complaint issues, a suspended fine was suggested.</li> </ul>	Dick Chaplain moved, Linda seconded that a fine of \$250 be assessed in suspended status and that the owners be given 90 days for a review to see if there is another violation. Should a violation occur, the fine becomes due and payable. Motion passed unanimously.	Review in 90 days or institute fine if another violation occurs.
Adjournment	Dick moved; Linda seconded that meeting be adjourned at 5:45 pm.		