

Minutes  
 Bella Beach Homeowners Association  
 Board of Directors Meeting  
 August 9, 2022, 5:00 PM  
 By Zoom

HOA BOD members present: Chuck Craig, President; Dick Chaplain, Treasurer; Linda Fender (left at 5:35 & returned at 5:40), Secretary; Brad Schleier, Adele Cooke, Recording Secretary

HOA Homeowners present: John Blanchard, Kim Brook, Steve Butera, Jordan Grant (Meredith), Karen Leffler, Edward Rose, Rick & Vera McGraw, Wolfgang Sailler, Dave Steinberg, Kelsey Sullivan, Chris Wecker, John Wiener

Quorum established.  
 Called to order by Chuck at 5:03 pm

Topic	Discussion	Action	Follow-up
I. Call to Order, etc.			
II. Review & approval of prior meeting minutes	Approval of minutes from meetings of 5/10 & 7/12.	Brad moved; Dick seconded. Passed unanimously.	
III. Reports & correspondence	<ul style="list-style-type: none"> <li>- Financial report posted. HOA in good position. Budget figures incorrect on report; will be corrected. Still have second \$5,000 to move to Reserves.</li> <li>- Announcement by sheriff's dept. sent out which outlines that they will no longer respond to non-criminal complaints such as noise and parking. Tow company can be called for parking complaints.</li> <li>- Emergency management information updated on website.</li> </ul>		
IV. Unfinished Business			

A. Board Appointment	Kim Brook elected as new Board member.	Linda nominated Kim Brook, Brad seconded. Passed unanimously.	
B. ARC Appointments	Entire ARC committee newly appointed as per adopted ARC term policy. Four non-board member positions open; one board member chair position open. Kim Brook elected as Board chair member. Chair serves at pleasure of Board or until no longer a Board member. The following members were elected to these terms: Linden Knapp – 2 years Ed Pinkos – 2 years Chris Wecker – 1 year Bill Zdanis – 1 year	Chuck nominated Kim Brook as Chair; Linda seconded. Passed unanimously. Kim moved to accept recommended ARC slate; Brad seconded. Passed 4-1 with Linda not on call. Brad moved to accept recommended ARC members' terms; Dick seconded. Passed unanimously.	
C. Enforcement Process	New Enforcement Process adopted. Owners are responsible for fines assessed for renter infractions per CC&Rs and attorney.	Dick moved; Kim seconded. Passed unanimously.	
D. Fire Pits	Wood-burning fire pits are prohibited because of fire danger. There have been three cases where this was ignored. Meredith has dismantled fire pits in properties they manage. No wood or briquette barbeques should be allowed on wood decks.		Consider discussing at October meeting.
E. Phase 5 Common Area	Not discussed.		
F. New Complaints	New complaints against Sunset 389. One was a fire pit violation. Measures are being taken to alleviate some of the issues.		Special meeting to review.
V. New Business			

VI. Other	LUBA (Land Use Board of Appeals) decision concerning ballot measure 21-203 reviewed. It was determined that the ballot measure that passed re STRs violated Oregon Statutes re non-conforming uses. Reviews/appeals pending. No resolution expected for a year.		await clarification, follow action of Lincoln BOCC
VII. Homeowner Forum	The use of the word “resort” in rental ads & signage was discussed. Road signs in disrepair will be replaced by county.		
VIII. Adjournment		Dick moved; Brad seconded. Passed unanimously.	