

Minutes  
 Bella Beach Homeowners Association  
 Board of Directors Meeting  
 November 8, 2022, 7:00 PM  
 By Zoom

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

HOA Homeowners present: Ken Bourne, Karen Leffler, Rick McGraw, David Steinberg, Will Sullivan

Quorum established.

| <b>Topic</b> |                                     | <b>Discussion</b>  | <b>Action</b>  | <b>Follow-up</b> |
|--------------|-------------------------------------|--|--|------------------|
| I.           | Call to Order, etc.                 | Called to order by Linda Fender at 7:02 pm.  |  |                  |
| II.          | Approval of Prior Meetings' Minutes | Minutes of October 18, 2022 were approved as written.  | Chuck moved, Dick seconded. Motion passed unanimously. |                  |
| III.         | Reports                             | Financials – No need to borrow from reserves to fund operating expenses. Enough money to fund reserves at \$5,000.<br>Landscape/Hardscape – Berm is installed in front of 375 Bella Beach Drive. Now diverting most of the water to the drains.<br>Bunchberry Fence – Owner repaired fence himself. HOA taking care of vegetation & trees growing through fence. Expenses will be paid through reserves. |  |                  |
| IV.          | Records Resolution                  | Updated version has not been received from attorney. Will be acted on at next meeting.   |  |                  |
| V.           | Reserve Study Update                | There were serious errors in the reserve study so it was sent back to vendor to be redone.   |  |                  |
| VI.          | Fire Pit Ban Removal                | Fire pit ban removed. Fire Dept. has removed ban as well.  | Chuck moved, Brad seconded. Motion passed unanimously. |                  |

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| VII. Election        | Slate of candidates are Kim Brook, Linda Fender & Brad Schleier. Ballots to go out on November 10 using the same type of ballot as last year.   |  | Adele will send Board copy of ballot for approval & mail by November 10. |
| VIII. Annual Meeting | Draft agenda has been sent out for comment.   |  | Board members will give comments by November 9.                          |
| IX. Homeowners Forum | Question regarding metal garage doors – not allowed re CC&Rs. Must use wood.<br>Question regarding striping on streets – Road District is responsible for this. Bid was \$55,000. Road District is seeking a low-interest loan.<br>Website now has an ARC page. |  |  |
| X. Other             | Suggestion made to hire an arborist to look at trees in hopes of maintaining as many of the old growth as possible. Encourage people to trim trees rather than remove them.   |  | Linda will follow up with Landscape chair.                               |
| XI. Adjournment      | Adjourned at 8:12 pm.   | Chuck moved, Brad seconded. Motion passed unanimously. |  |