

Minutes
 Bella Beach Homeowners Association
 Board of Directors Meeting
 January 25, 2023, 6:00 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: Patti Brown, Debbie Hansen, Rebecca Hillyer, Karen Leffler, Vera & Rick McGraw, Christine & Roger Wecker, Catherine & John Weiner

Quorum established.

Topic	Discussion	Action	Follow-up
I. Call to Order, etc.	Called to order by Linda Fender at 6:01 pm		
II. Approval of prior meeting minutes	Minutes of the meetings of November 8, December 6, 13 & 21 approved as written.	Brad moved; Chuck seconded. Motion passed unanimously.	
III. Reports & Announcements	Financial statements reviewed. 25-30 owners have not paid their dues as yet.		
IV. Adoption of Records Retention Policy	Policy has been posted on website & open for review.	Brad moved; Chuck seconded. Motion passed unanimously.	Linda and Chuck to sign.

<p>V. Landscape, etc.</p>	<p>Pruning of problem tree in the candlesticks has been completed. Limbs were removed for safety. All remaining trees are on HOA property. Approval of Northwest Home and Lawn bid for pruning of HOA trees, and removal of tree leaning over diagonal parking area.</p> <p>Landscaping and replanting of the mound in the park was discussed. Stumps and rootballs from trees that fell years ago are still in the soil.</p>	<p>Kim moved; Chuck seconded. Motion passed unanimously.</p> <p>Vera to provide list of proposed actions and plantings after reviewing available funds with Dick.</p>	
<p>VI. ARC Guidelines</p>	<p>Revised guidelines have been posted & reviewed by Board & owners. Document will change over time as new needs arise.</p>	<p>Brad moved; Dick seconded. Motion passed unanimously.</p>	
<p>VII. CCR Amendment</p>	<p>A proposed change to the CCR was approved which would allow for new building materials to be used in future construction. In order to pass, 75% of owners must vote yes.</p>	<p>Brad moved; Chuck seconded. Motion passed unanimously.</p>	<p>Outreach will be conducted to help ensure passage.</p>
<p>VIII. Road District Update</p>	<p>Next meeting is 1/28/23 from 11 -1 at Gleneden Beach Community Center. Gettis Paving has provided bid to sealcoat & stripe roads. Island off Oceanview that leads to Hwy. 101 is dangerous & ODOT has been asked to conduct review. Low interest loan has been sought to enable all work to be done at once. Cortez Landscaping is new contractor for road district. A fire lane sign was vandalized.</p>		
<p>IX. BOCC Action on STR Regulation Update</p>	<p>A review of the BOCC meeting was outlined.</p>		

X. Other	Instituting a committee to redo the playground is schedule for a future meeting. There is a need for a 5-year plan which will include up to date safety standards. Volunteers will be solicited.		Next board meeting.
XI. Homeowner Forum	Planting of new trees was a concern regarding views.		
XII. Adjournment	Adjourned at 7:33 pm.	Dick moved; Chuck seconded. Motion passed unanimously.	