

Minutes
 Bella Beach Homeowners Association
 Special Board of Directors Meeting
 June 5, 2023, 6:00 PM
 By Zoom

HOA BOD members present: Linda Fender, President; Chuck Craig, Secretary; Dick Chaplain, Treasurer; Kim Brook (serving as meeting host), Brad Schleier.

HOA Homeowners present: Sal & Karen Bianco, Steve Butera, Sal Bianco, Eric Goffrier, Ian Martin, Dave Steinberg, Mel Schindel, Eileen Regan, Tao Zheng,

Quorum established.

Topic	Discussion	Action	Follow-up
I. Call to Order, etc.	Called to order by Linda Fender at 6:00 pm.		
II. Consideration of Bids for repair of great park electrical panel.	Previously distributed bids from Western States and Above Board were discussed.	Dick moved, Chuck seconded to award contract to Above Board. Passed unanimously.	Dick will execute contract.
III. Discussion of sprinkler system functioning in the great park.	Park is drying out. Rick McGraw discussed findings from reviewing operation of sprinklers and controller. All sprinkler heads appear working, but 4 zones were turned off. Rick reprogrammed controller. Now in monitoring mode. History of vandalism with controller discussed. Controller may be enclosed in new electrical panel/timer box to control access.	Dick will follow up on construction of enclosure that includes sprinkler controller.	

<p>IV. Fire Pits</p>	<p>Rick McGraw reviewed results of voluntary inspections to date. 7 homeowners have requested inspections all seven have failed. 7 additional fire pits known to exist that have not requested inspection. Wide ranging discussion of need to go forward with inspection of all fire pits and require compliance with fire safety rules. Alternatives such as gas fired units, liability issues, possible communal fire places discussed. Two draft letters, one to homeowners whose fire pits have been inspected and one to homeowners who have not requested inspection were reviewed.</p>	<p>Letters will be amended to include additional information on alternative gas fired units, and liability. Letter to those whose installation failed inspection will be sent out right away. Letter advising that those who did not request an inspection will follow in a week to 10 days. Letters by email and US Mail.</p>	<p>Board members will share responsibility of editing letters.</p>
<p>V. Adjournment</p>	<p>Kim moved, Dick seconded to adjourn. Passed unanimously. Adjourned 6:59 PM</p>		