

Minutes
 Bella Beach Homeowners Association
 Board of Directors Meeting
 April 26, 2023, 6:00 PM
 By Zoom

HOA BOD members present: Linda Fender, President; Chuck Craig, Secretary; Dick Chaplain, Treasurer; Brad Schleier (joined after approval of minutes), Adele Cooke, Recording Secretary

HOA Homeowners present: John Blanchard, Steve Butera, Rebecca Hillyer, Karen Leffler, Rick McGraw, Ed Pinkos, Edward Rose, David Steinberg, Christine & Roger Wecker.

Others Present: Dawna White, Meredith; Paul Burger, Builder

Quorum established.

Topic	Discussion	Action	Follow-up
I. Call to Order, etc.	Meeting called to order by Linda Fender at 6 pm		
II. Review & approval of prior meeting minutes	Minutes for 1/25/23 were approved as written. Minutes for 2/9/23 were approved as written. Minutes for 3/15/23 were approved as written.	Chuck moved; Kim seconded. Passed unanimously. Chuck moved; Kim seconded. Passed unanimously. Dick did not vote as he didn't attend this meeting. Dick moved; Kim seconded. Passed unanimously. Chuck did not vote as he didn't attend this meeting.	
III. Reports & Announcements	Financials – First quarter numbers in line with budget; account balances look good. Two owners have yet to pay their dues.		

	<p>ARC – Amendment to change CCRs approved by super majority. Draft of revised ARC guidelines will address new building materials permitted.</p> <p>Resolution – ARC chair has authority to approve a six-month extension on previously approved projects provided there are no design changes. Contractor changes or changes to project timing may be approved.</p> <p>New Building - There is a new building planned for 8 Oceanview. It will be commercial on street level & residential on top. Parking issues will be addressed but current plan has room for 2 cars in garage & 3-4 in rear. Expected timing is to begin construction in late May or early June with completion expected by summer of 2024.</p> <p>Fire Pits – New installations of fire pits fall under ARC. For existing fire pits, Outdoor Fire Safety Officer will inspect for clearance of vegetation, tree canopies and closeness to combustibles including homes. People with fire pits will be asked to voluntarily request an inspection. The biggest issue is flying embers from wood-burning fire pits. Note: propane fire pits do not have the same radius for clearances. Rebecca Hillyer brought up the fire pits in Sea & Sand that are just beyond the fence to Bella Beach properties. These fire pits are not in compliance with fire guidelines & may pose a threat to homes in Bella Beach.</p> <p>Landscape – Proposed dates for owner cleanup is May 15 & 22. Lakeside will once again pick up yard</p>	<p>Chuck moved; Brad seconded. Passed unanimously.</p>	
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	debris from owners. Important that HOA property be cleaned up as well especially in the Candlesticks & Valerie's Green. Need to inform owners that Lakeside cleans HOA areas on a rotating basis not all at once each time.		
IV. CCR Amendment Election	<p>Results – Final vote was 72 Yes; 5 No. Amendment passed with the 75% required.</p> <p>Next steps: President & Secretary certify amendment passage. Amendment filed with county. Amendment mailed to all homeowners. Vial Fotheringham will be enlisted to handle filing to ensure process is completed legally.</p>		
V. Fire Lanes	Reminder that NO ONE SHOULD PARK IN FIRE LANES.		
VI. Path Lights & Park Lighting	<p>Path Lights - During recent storms, a tree blew over & caused some issues with the lighting. Bids to replace the electrical panel & timer box are being processed. A fiberglass box will cover the new electrical box with a lock. Mechanical timer will be replaced with a dusk to dawn sensor. Electricity will need to be turned off during this replacement.</p> <p>Park Lighting – Great Park lights need fixing or replacing. Mounting box needs repairs.</p>		
VII. Playground	Request to set aside moneys to upgrade playground & equipment.		Tabled to next meeting.
VIII. Beach Access Area & Rip Rap	Dan Kauffman was contacted regarding riprap. He said it looked fine. There is no big concern with the stairs. The drain pipe on north side of stairs appears to be directing water toward the stairs. The drainage		

	<p>pipe extensions need to be covered to be in compliance with oceanshore regulations. Ed Rose suggested possibly using netting that will hold soil & enable plant growth be considered versus burlap or jute fiber which will probably have a short lifespan.</p>		
VII. Homeowner Forum	<p>Diamond K & dog park sign seems to have been removed. HOA will contact owner to help with signage.</p> <p>Seal coating & striping of roads has no firm date as the road district is waiting for loan approval. Possible it could occur some time in May after patching is completed first. A bike lane designation will be added.</p>		
VIII. Adjournment	<p>Meeting adjourned at 8:01 pm</p>	<p>Dick moved; Chuck seconded. Passed unanimously.</p>	