

**DRAFT**  
 Minutes  
 Bella Beach Homeowners Association  
 Board of Directors Meeting  
 October 18, 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: Deb Avery, Sal Bianco, Patti & Pat Brown, Karen Leffler, Rick McGraw, Sydney & Vince Ovist, Christine & Roger Wecker

Quorum established.

<b>Topic</b>	<b>Discussion</b>	<b>Action</b>	<b>Follow-up</b>
I. Call to Order, etc.	Meeting called to order at 6:01 pm by Linda.		
II. Review & approval of prior meeting minutes	Minutes of July 12 meeting were approved as written.	Dick moved; Kim seconded. Pass unanimously.	
	Minutes of July 20 meeting were approved as written. Chuck was absent from meeting.	Brad moved; Kim seconded. Passed with Chuck abstaining.	
	Minutes of September 5 meeting were approved as written. Brad was absent from meeting.	Dick moved; Chuck seconded. Passed with Brad abstaining.	
	Minutes of September 25 meeting were approved as written.	Dick moved; Brad seconded. Pass unanimously.	

<p>III. Reports &amp; correspondence</p>	<p><b>Financials</b> – there is one outstanding owner. Expenses are as expected re budget.</p> <p><b>Landscape</b> – no committee – no report.</p> <p><b>ARC</b> – New building has been delayed. ARC request will be resubmitted when construction is ready to commence.</p> <p><b>Road District</b> – Roads have been resealed &amp; striped. Asphalt berm has been removed. Should drainage system need major repairs, new drainage district will need to be formed.</p>		
<p>IV. Unfinished Business</p>	<p><b>Main Park Lighting &amp; Electrical Repair Update</b> – Lights that were torn up when tree removed have been repaired or replaced. Park lights are done. Main panel &amp; timer have been replaced. Shelter to cover the panel will be installed shortly.</p> <p><b>Board Election Update</b> – 36 envelopes has been received. This constitutes a quorum.</p> <p><b>Secretary/Bookkeeper/Management Company Replacement Committee Report</b> – Committee consists of 2 board members &amp; 2 owners. 4-5 requests for bids were sent out. 4 bids were received. Top candidates are Association Management Company &amp; Community Management Inc. Discussion regarding services to be performed was conducted.</p>		

<p>V. New Business</p>	<p>Loose Dog &amp; Noise Complaints:</p> <p>2 RVs or campers - 1 letter was sent and 1 RV/camper no one knew whose it was.</p> <p>Garbage complaint letter was sent. Compliance achieved.</p> <p>Loose dog by owner of 379 Kinnikinnick will receive a fine letter. Fine will be in abeyance for 6 months. If no infractions, no fine. If an infraction occurs, fine is immediately payable.</p> <p>Sheriff issued a citation to loose dog complaint of non-owner. HOA could file trespass charges on common property if reported in a timely fashion.</p> <p>Fine of \$250 will be imposed for noise complaint of renters at 40 Bella Beach Drive.</p>	<p>Dick moved; Kim seconded. Pass unanimously.</p> <p>Dick moved; Brad seconded. Pass unanimously.</p>	
<p>VII. Homeowner Forum</p>	<p>Vince Ovist – Security for HOA. There is only 1 security company in Lincoln County. A few Valley companies offer services to area. Could be available for weekends during summer months.</p> <p>Great Shake Out reminder – October 19 at 10:19 am.</p> <p>Sydney Ovist – Lights in park are really bright. Could they be turned off during quiet hours?</p> <p>Request for in-person meetings again.</p>		<p>Rick McGraw will change timer.</p>

VIII. Adjournment	Meeting was adjourned at 7:58 pm.	Dick moved; Chuck seconded. Pass unanimously.	
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