

Minutes
 Bella Beach Homeowners Association
 Board of Directors Meeting
 July 12, 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: John Blanchard, Josh Cheney, Rebecca Hillyer Karen Leffler, Ian Martin, Charease & KC Mink, David Steinberg, Dawna White (Meredith Lodging), Billy Zdanis

Quorum established.

Topic	Discussion	Action	Follow-up
I. Call to Order, etc.	Called to order by Linda Fender at 6:00 p.m.		
II. Review & approval of prior meeting minutes	Minutes of meetings for April 26 & June 5, 2023 were approved as written.	Chuck moved; Dick seconded. Motion passed unanimously.	
III. Reports & Correspondence	<p>A – Financials – Second quarter billings have been sent out. Payments are arriving. \$5,000 will need to be transferred to Reserves as soon as money is available.</p> <p>B – Landscape – Chair has resigned effective July 31. Request to find others who would be interested in participating. Vera McGraw is thanked for her contribution.</p> <p>C – ARC – Two openings are available for the committee. The two current members are interested in remaining but two additional</p>	<p>Chuck moved; Dick seconded to add Josh Cheney & Steve Butera to</p>	

	<p>owners – Josh Cheney & Steve Butera – are also interested. These positions would be two-year terms. Going forward all openings will be two-year terms. Proposal was made to add the new owners to the committee so more owners could participate. Next meeting will be in August.</p> <p>D – Road District – Rick McGraw has resigned from the road district but will still be the go-to person for seal coating of the roads. Gettis needs to include certain Bella Beach roads to their bid. July 25 is the next meeting.</p>	<p>ARC. Motion passed unanimously.</p> <p>Board will coordinate with Rick to be sure all Bella Beach roads that need seal coating are included.</p>	
<p>IV. Unfinished Business</p>	<p>A – CCR Amendment Completion – Amendment has been recorded. A copy has been emailed to all owners with emails & will be mailed to all owners. Website has been updated.</p> <p>B – Main Park Lighting & Electrical Repair – Electrical & timer have been replaced. Cost was a little over bid due to items that needed replacing that weren't anticipated. In September a containment will be built around the electrical box. Path lights that are no longer working will be fixed or replaced at the same time.</p> <p>C – Fire Pit Inspection Update – Three fire pits are left to be inspected. It was felt that calling these people first before mailing a letter would be best. The violation of a non-compliant fire pit at 388 Bella Beach Drive was reviewed. Rental company initially appeared to be non-responsive.</p>		

	<p>D - ARC Guidelines – A few sections were added & some were revised. The updated ARC guidelines were approved.</p> <p>E – Diamond K Doggies Park – Property owners are formally dedicating the area to preserve open space & ocean view. They are also designing signage. It will be used as a doggy rest area.</p>	<p>Brad moved; Chuck seconded. Motion passed unanimously.</p>	
<p>V. New Business</p>	<p>A – 389 Sunset Complaint – There are two hot tub violations for use during quiet hours. Extra signage has been installed by rental company. The noise monitors showed little to no noise. The big issue was the time of use which was well after 10 pm. Rental company fines renters when violations are reported & forwards fine payments to owners to reimburse them for fines they are assessed. A fine of \$500 (\$250 for each violation) was assessed.</p> <p>B –Secretary/Bookkeeper Replacement Search – Committee will be formed to search for replacement. Brad, Kim & Dick will work on committee as will two owners.</p> <p>C – Landscaping Scope of Work – Current contract with Lakeside is valid through April. A review of the scope of work & developing a bid for landscape contractors will begin.</p>	<p>Chuck moved; Dick seconded. Motion passed with Kim as the dissenting vote.</p>	<p>Kim will review scope of work.</p>

VII. Homeowner Forum	Billy Zdanis pointed out an aluminum ladder has been on a property for over a month. He also wanted to know where his property line ended & Bella Beach HOA began. He will get a survey.		
VIII. Adjournment	Meeting was adjourned at 7:46 p.m.	Dick moved; Kim seconded. Motion passed unanimously.	