

Minutes
 Bella Beach Homeowners Association
 Board of Directors Meeting
 July 20, 2023, 6:00 PM
 By Zoom

HOA BOD members present: Linda Fender, President; Dick Chaplain, Treasurer; Kim Brook, Brad Schleier, Adele Cooke, Recording Secretary. Absent: Chuck Craig

HOA Homeowners present: Rob Sands, Wendy Vece

Quorum established.

Topic	Discussion	Action	Follow-up
I. Call to Order, etc.	Linda called meeting to order at 6:00 pm		
II. Fire Pit Violations	<p>388 Bella Beach Drive - Complaints received about smoke from their fire pit getting into neighbor's home. Fire pit has been replaced with a propane one. Fire Safety Official will be asked to re-inspect. No fine assessed as desired effect was achieved.</p> <p>5120 Cavalier – Fire pit removed.</p> <p>389 Sunset – Asked Meredith to remove fire pit. Follow-up required.</p> <p>215 Bunchberry – Consensus reached to have Fire Safety Official inspect within 48 hours. Request made for manufacture's information to see if fire pit meets fire safety requirements.</p>		<p>Rick to re-inspect.</p> <p>Rick to re-inspect.</p> <p>Rick to re-inspect.</p>

<p>III. Dogs Off Leash</p>	<p>Complaint filed regarding several sightings of dogs off leash. Renter was in Linda Fender's unit. Linda recused herself from heading discussion. Dick took over as chair.</p> <p>Rental company was informed as soon as complaint received.</p> <p>\$75 fine assessed. Suspended if complaine maintained for 90 days because this is a first offense & swift action was taken by owner.</p>	<p>Kim moved; Brad seconded. Motion passed unanimously.</p>	
<p>IV. Adjournment</p>	<p>Meeting adjourned at 6:31 pm</p>	<p>Linda moved; Kim seconded. Motion passed unanimously.</p>	