

Minutes
 Bella Beach Homeowners Association
 Annual Meeting
 December 6, 2022, 10:00 AM
 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: Richard Ballard, Sal Bianco, Steve Butera, Maureen Chaplain, Diane Craig, Jordan Grant, Karen Leffler, Rick McGraw Wolfgang Sailer, Royce Trammell, Chris & Roger Wecker, Dawna White

Quorum established.

Topic	Discussion	Action	Follow-up
I. Call to Order, etc.	Called to order by Linda Fender at 10:06 am.		
II. Introduction of Board Members	Board members introduced themselves & their positions.		
III. Establish a Quorum	A quorum was not established. Twenty owners were represented.		
IV. If No Quorum	Meeting adjourned & reconvened as an informational meeting.		
V. Review of Last Annual Meeting Minutes	Without a quorum, minutes could not be approved.		
VI. Election Results	Fifty-Eight ballots were received which were enough to make election results official. Results are as follows: Kim Brook – 58 Linda Fender – 54 Brad Schleier – 57		

VII. 2023 Budget & Maintenance Plan	2023 Budget adopted by the Board was reviewed. Key items increased were Landscaping & Accounting/Administration which necessitated an increase in semi-annually dues to \$426.65. The semi-annual special assessment of \$31.96 is to repay reserves for items paid for in 2022 of tree removal, signs, irrigation & common area cleanup.		
VIII. Reserve Study	Study is available on website & covers January – December 2023. It is an inventory of all association assets & is scheduled out for 30 years. Association will be 58% funded after putting \$15,816.75 into reserves in 2023. Study will be revised to correct some errors.		
IX. New Enforcement Policy	Enforcement policy adopted by Board & available on website. Develops a process for assessments & outlines owners' rights & responsibilities.		
X. New Records Retention Policy	Records retention policy was developed to meet statutory guidelines. Board is reviewing policy & will put into effect in 2023.		
XI. New Term for ARC Members	New ARC re-formed so member's terms run for staggered two years. Two openings will be available in July. Current ARC members are: Kim Brook, Chair; Linden Knapp; Ed Pinkos; Chris Wecker; Bill Zdanis.		
XII. New ARC Guidelines	Committee is developing guidelines. CC&R restraints exist for types of building materials that can be used. With the advent of new & improved building materials, the CC&Rs needs to be revised which would require a 75% approval by the membership.		
XIII. Emergency Cache Container	The moisture situation inside the container has been effectively abated. There is enough food to feed the neighborhood in an emergency. The committee is evaluating adding other items.		

<p>XIV. Web Site Updates</p>	<p>The Member Directory was added to the website in the Members Only section. This required an updated server to allow for this as well as offer the ability to add other capabilities. The directory gives owners the ability to contact other owners by clicking on the plat map.</p>		
<p>XV. STR Update</p>	<p>Ballot measure 21-203 passed but a LUBA ruling made it moot. The County Commissioners passed Ordinance 523 which also strengthened STR regulation. The Lincoln County BOCC is working in filling out details of Ordinance 523. It is uncertain at this time whether a lawsuit against the Ordinance or another ballot initiative will go ahead.</p>		
<p>XVI. Playground Equipment</p>	<p>The survey sent to owners found that more people wanted to maintain the playground. Repairs are needed. The Board will address the issue in 2023 with a 3-5 year plan to pay for it.</p>		
<p>XVII. Landscape Committee Report</p>	<p>Some homeowners took advantage of the free debris pick up and cleaned up their property, most did not. Next year's cleanup letter will go out in the spring.</p> <p>Bids were received to trim & remove trees in the common areas. These bids will be reviewed in January/February.</p>		

<p>XVIII. Road District Report</p>	<p>There was a water leak that undermined a tree. The tree was removed.</p> <p>The road signs will be replaced by the county soon.</p> <p>The tax levy money is coming in but will take up to 3 years to have enough for seal coating & striping. ODOT has low-interest loans which have been applied for. If approved, work could begin in spring or summer.</p> <p>Three companies are being asked to make proposals for road district landscape maintenance. Discussions will start in January.</p> <p>The Oceanview/Highway 101 entrance is hazardous. A proposal has been made to the County/ODOT to put in reflective pylons so people can't cut in front of the free lane.</p>		
<p>XIX. Homeowner Forum</p>	<p>Annual meeting timing was discussed. It was thought a weekday at 6 pm might bring more owners to the meeting. Also it was thought that December was not a good month for it.</p> <p>Lights on the pathways were brought up as some are going out.</p> <p>Organizational Board meeting to elect officers, set up meeting schedules & outline topics & goals for 2023 will be December 13 at 6 pm.</p>		
<p>XX. Adjournment</p>	<p>Meeting was adjourned at 11:37 am</p>		