

DRAFT
 Minutes
 Bella Beach Homeowners Association
 Annual Board of Directors Meeting
 November 8, 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: Jocelyn Bently, Sal Bianco, John Blanchard, Linda & Ken Bourne, Steve Butera, Teri Gerlt, Helen Martin, Bob Phillips, Deborah & Wolfgang Sailer, David Steinberg, Christine & Roger Wecker

Quorum established.

Topic	Discussion	Action	Follow-up
I. Call to Order, etc.	Meeting was called to order by Linda at 6:02 pm		
II. Review & approval of prior meeting minutes	2022 Annual Meeting notes were approved as written.	Kim moved; Chuck seconded. Passed unanimously.	
III. Introduction of Board Members	Board members introduced themselves.		
IV. Establish a Quorum	Quorum established per ORS 94.660 - Method of voting or consenting.		
V. Election Results	Charles Craig and Richard Chaplain were reelected.		
VI. 2023 Budget and Maintenance Plan	Expenses are currently running under budget. Budgeting for 2024 will begin shortly. Current outflow of capital from reserves is \$9,800. This will need to be repaid in 2024 which will be an annual assessment of \$108 per owner.		

	A discussion followed regarding the reserve study.		
VII. Adele Replacement/HOA Management	<p>Committee has started investigating hiring a management company. Choices have been narrowed down to two. Will request proposals that compare same items to be able to better determine pricing & options. Approximate cost is \$1,800 - \$1,900/month which translates to about \$100/year per owner.</p> <p>An individual has stepped forward with an interest in the position.</p> <p>Further discussions are expected in the next few months.</p>		
VIII. Homeowner Forum	<p>Phillips – What are biggest challenges going forward. Response – Enforcement issues. Most common are noise, dogs off leash and parking.</p> <p>Steinberg – Commented on how few owners attended meeting. Asked if there were ways to improve participation at meetings. Response – newsletter will be coming out soon. One item will be to survey owners about in-person meetings vs Zoom.</p> <p>Wecker – Requested a party in the Great Park over the summer.</p>		
VIII. Adjournment	Meeting was adjourned at 6:45 pm	Chuck moved; Dick seconded. Motion passed unanimously.	