

DRAFT
 Minutes
 Bella Beach Homeowners Association
 Special Board of Directors Meeting
 December 11, 2023, 6:00 PM
 By Zoom

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

HOA Homeowners present: Sal Bianco, Karen Leffler, Rick McGraw, Sydney Ovist, Wolfgang Sailer

Quorum established.

Topic	Discussion	Action	Follow-up
I. Call to Order, etc.	Meeting called to order by Kim at 5:01 pm		
II. Discuss & select bookkeeper/ HOA manager service for 2024	<p>History – A committee consisting of Sal Bianco, Rick Bostwick, Dick Chaplain & Brad Schleier contacted several management companies for bids. Two were considered contenders with CMI being the top candidate. CMI is currently managing Olivia Beach. The process didn't get any further as another option was presented that seemed to make sense.</p> <p>New Option - Linda & Kim met with the current Salishan Hills HOA manager, Teresa Baron, to discuss taking over the duties now performed by Adele as well as manager duties.</p> <p>The Board feels the option of hiring Teresa would be a seamless transition. Teresa was hired at \$1,750/mo.</p>	Linda moved; Chuck seconded. Motion passed unanimously.	

	<p>New bank cards will need to be signed by the following authorized signers:</p> <p>Kim Brook, President Dick Chaplain, Treasurer Teresa Baron, Bookkeeper/Manager</p>		
III. 2024 Budget	<p>Dick outlined the current budget figures. The amounts for 2024 are 5% higher than the prior year. Dues will be increased by \$146.97 per year per owner. Reserve assessment is to repay prior year reserve expenses & amounts to \$142.21 per year per owner.</p> <p>2024 budget was approved.</p>	Brad moved; Linda seconded. Motion passed unanimously.	
IV. Other Discussion Items	<p>Sydney – Questioned dog complaint fine of \$50 for 469 Bella Beach Circle. Reason offered was that owner didn't dispute incident, there was no encounter with other dogs or people involved & the dog was close to owner's home.</p> <p>Rick – Why is dog off-leash fine only \$100 rather than \$250. Brad had looked at other HOA fine schedules & this seemed about average. Will revisit this fine at January 2024 Board meeting.</p> <p>Non-HOA Owner dog off-leash issue – Since this person is not part of the HOA, options are limited. There is now an order by a judge to keep the dog on-leash. HOA has been told by deputy not to take any direct action. Sydney suggested that people call 9-1-1 if they see this dog off-leash. Rick McGraw noted that people should</p>		

	<p>call 9-1-1 only when a person or dog is under attack.</p> <p>Park Lights – Currently park lights are very bright & shine into homes surrounding them.</p> <p>Landscaping on mound – Request made to have Lakeside weed the mound monthly to keep invasive weeds down.</p>		<p>Rick will turn lights so they face more toward the ground.</p> <p>Linda will look into getting lower amperage lights</p>
V. Adjournment	Meeting was adjourned at 5:51 pm.	Dick moved; Chuck seconded. Motion passed unanimously.	