

Minutes
Bella Beach Homeowners Association
Board of Directors Meeting
2-8-22
By Zoom due to COVID-19

HOA BOD members present: Chuck Craig, Dick Chaplain, Brad Schleier Brian O'Neill, and Linda Fender

HOA Homeowners present: Dennis Scofield, Rick and Vera McGraw, Steve Butera, Teri and David Steinberg, Sharon Tenson. Rebeca Hillyer

Quorum established. Yes

Called to order by Chuck Craig

Topic	Discussion	Action	Follow-up
I. Call to order, 5:03 P.M.			
Review and approval of 11-30 and 12-11 Minutes.		Motion by Brian and 2 nd by Dick Passed unanimously	

Dues	As of today 12 HOA dues were still outstanding. Chuck explained the past due process.		
Signs	Eugene Sign picked up the old signs on 2-1-22. He is to strip and repaint them. Also updating quite hours and hot tub usage hours. Hopefully will be back soon.		
Towing Company	Dick reported no towing company has been selected yet. Waiting on road district. Rick McGraw of the road district says once signs are posted the sheriff will need to be called first. A home owner cannot call the towing company on Road District property.		
Road District	Rick McGraw gave a road district update. The road district will have a meeting on 2-26. They are placing a levy on the May ballot. Have been getting bids for road maintenance, signage and road sealing. The pothole on Oceanview has been repaired by Rick McGraw and Pat Brown.		
Phase 5 Common Area	The survey of the homeowners was discussed with 40 to 14 against pursuing a lawsuit. Homeowner that attended asked question on other possible methods around a lawsuit or potential liability of former developer or title company.	An executive session was planned with our attorney as soon as could be set up to further discuss our options.	

<p>Playground</p> <p>Directory Survey</p>	<p>The survey of the homeowners for the playground was discussed with 32 to 22 for keeping playground and repairing or replacing when needed.</p> <p>The results of the directory survey were not available due to the fact not all homeowners had sent in dues.</p>	<p>Will be available at next board meeting.</p>	
<p>Drainage issue at Shipley's</p>	<p>A drawing was presented of the road and Bridgett's driveway. The different methods of preventing water from pooling in her driveway were discussed. Board felt the easiest and most cost effective solution was a paved berm. The HOA will ask for a signed letter from Shipley releasing them from any liability if this solution does not work.</p>	<p>Motion by Brian and seconded by Dick to approve up to 750.00 to pay for a paved berm. Passed unanimously.</p>	
<p>ARC Committee</p> <p>Enforcement</p>	<p>The new ARC committee term recommendation will be sent out to homeowners for review.</p> <p>The updated enforcement guidelines will be sent to homeowners for review.</p>	<p>Board will put on agenda for next meeting.</p>	
<p>Landscaping committee</p>	<p>Vera McGraw reported on cherry tree pruning and spring planting. Will get more information on the pruning.</p>	<p>Motion by Brian and 2nd by Dick to approve the spring plant purchase. Passed unanimously.</p>	

Motion to adjourn by acclamation Adjourned at 7:10 P.M. Submitted by Linda Fender Board Secretary			
--	--	--	--