

DRAFT
 Minutes
 Bella Beach Homeowners Association
 Board of Directors Meeting
 January 8, 2023, 5:00 PM
 By Zoom

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

HOA Homeowners present: Sal Bianco, Joseph Dragon, Rick McGraw, Sydney Ovist, David Steinberg

Quorum established.

Topic	Discussion	Action	Follow-up
I. Call to Order, etc.	Kim called the meeting to order at 5:00 pm.		
II. Resolution of Authority	Signature authority for Oregon State Credit Union was approved. The following people will have full signature authority: <ul style="list-style-type: none"> • Kimberly Brook • Richard Chaplain • Charles Craig • Teresa Baron Adele Cooke will be removed from signature rights on all accounts.	Brad moved; Linda seconded. Motion passed unanimously.	

<p>III. Hot Tub Complaint</p>	<p>A complaint was filed on 12/30 for after-hours use of the hot tub at 389 Bella Beach Drive. Kim investigated. According to her investigation, photos were taken by complainant, Meredith was contacted, the STR hot line was called and TCB came by at 10:42 pm but heard no noise. The renters had left the hot tub at 10:36 pm.</p> <p>The noise monitor did not reflect significant noise.</p> <p>Another complaint was filed on 12/31 stating that renters were using the hot tub until 2 am. Pictures were not taken, Meredith was not contacted.</p> <p>There were no other witnesses to either incident.</p> <p>The owners have mitigated many of the issues which caused prior fines to be assessed. Hot tub remains an issue.</p> <p>A fine of \$375 was assessed. Mink's will be advised of their right to a hearing.</p>	<p>Brad moved; Linda seconded. Motion passed 4-1 with Dick voting no.</p>	
<p>IV. Adjournment</p>	<p>Meeting was adjourned at 5:45 pm.</p>	<p>Dick moved; Chuck seconded. Motion passed unanimously.</p>	