

**Minutes for  
Bella Beach HOA Meeting  
October 21, 2006**

Board Members:

Bob Donaldson    President  
Pam Getty        Treasurer  
Kyle Croxford    Secretary---unavailable  
Don Huster  
Dave Loverink

Property Management Companies:

Bella Beach Property Management      Casey Roloff and Cindy Murdoch  
Bella Beach Vacation Rentals            Lisa Ward

The meeting was held at the Gleneden Beach Community Hall, in Gleneden Beach, Oregon. Bob Donaldson called the meeting to order at 11:00 am, and introduced the board members. Bob stated that the first part of the meeting would be to discuss the proposed rules for the Bella Beach Homeowners Association (HOA). The second part of the meeting would be the scheduled board meeting for October. Bob turned over the rules discussion to Pam Getty.

Pam discussed the proposed new rules, and how they were produced. The rules committee consisted of Pam Getty, Dave Loverink, and Jadene Stensland. The first thing the rules committee did was initiate a questionnaire to all homeowners. The committee was surprised by the number of responses and the passion from many of them. Most of the concerns were regarding too many people or too many dogs in a home, people not picking up after their dogs, hot tub noise, noisy gatherings, and parking. Many people questioned how the rules could be enforced. The other most common response was that "everyone loves Bella Beach. It is a special place."

The Rules Committee contacted Sun River, Black Butte, and numerous other communities that have both residential and rental homes. All of these communities have rules.

Bob Donaldson feels that there will need to be some way to enforce these rules, especially during weekends from Memorial Day to Labor Day. It may not require full time security. The first step is to have 24 hour contact information available for each home. If there is a problem this would allow for either the homeowner (or the designated property management company) to be contacted. This is not the case at this time.

It was suggested that Bob read the rules out loud to the assembled group, and that each rule be discussed on an individual basis. Bob agreed.

1. The first set of rules concerns the occupancy of homes that are rented. The proposed rule essentially states that the homeowner determines the maximum number of guests that can occupy a home. If more than the stated number of people are in a home, there is reason to ask some of the occupants to leave. This is an effort to protect the homeowner and the community. A question was asked if this rule also applied to the owners of their homes and their families. (A: It does not). Homeowners could also designate their homes “pet friendly”, which would allow for up to two dogs to stay in the home. The proposed rule would also put a limit of three automobiles per property, with only one of the three parked in the street. Lisa Ward stated that the streets are public property, and as such can not be regulated. Casey Roloff recommended that the number of cars for street parking is increased to two cars per lot.

It was mentioned that in Lincoln City, rental houses must have at least one on premise parking spot for each bedroom. Bella Beach is not in Lincoln City, however. Don reported that the fire marshal will likely want parking restrictions in some areas and that this may go a long way toward solving the issue.

2. The second set of rules concerns rental management companies. In order to rent their property, homeowners must use a rental company that is approved by the HOA. Homeowners may rent their homes without using a property management company, but they and their renters are subject to the same rules as the management companies and their renters. There was little discussion on this topic.

3. The third set of rules dealt with rules for renters. Most of the discussion concerned quiet hours and hot tubs. The proposed rules state that hot tubs are used only between the hours of 10 AM and 10 PM. Several homeowners objected to the hours, and asked if the hours could be extended beyond 10 pm, especially if the hot tub users agreed not to use the hot tub jets. The majority of homeowners seemed to feel that a fixed time was necessary, but there was not agreement on that time. Either 10 PM or 11 PM seemed to have the most support. Another topic concerned RV’s, trailers, campers, and boats. The CC&R’s prohibit them from sight in Bella Beach. There was a question if this applied to owners also, or just renters. (A: it applies to everyone). It was agreed that the management companies should notify their renters that these vehicles are not allowed. There were several questions regarding weddings in the park. Bob Donaldson stated that there are existing rules that prohibit weddings or large organized gatherings in common areas. A large gathering was defined as 20 or more people in attendance, or where there is catered food and/or rented tables and chairs, or amplified music. The proposed fine schedule was discussed. Some homeowners felt that the fines were too high, but the rules committee stated that they were generally in line with such communities as Sun River and Black Butte. There were no major objections.

4. The fourth set of rules concerned signs. There were no major objections to any of the proposed “For Sale” sign rules, but there were several questions. There was much more discussion on “For Rent” signs. Lisa Ward stated that the properties she rents usually have individual “For Rent” signs, and she felt they were a source of future rental business. Casey Roloff was not in favor of the signs, and did not recommend them for the houses that are rented by Bella Beach Property Management. Several people felt the signs could give the neighborhood a transient or “junky” feel. Others questioned whether the “For Rent” signs would invite criminal activity, since they might indicate which homes are vacant during the week. It was noted that there has been at least one burglary at Bella Beach.

5. The last set of rules concerned satellite dishes. Recent FCC regulations have nullified HOA conditions placed on smaller dishes, so the HOA can only make recommendations in many cases. Several homeowners expressed concern that the dishes could become an eyesore and hinder views. It was suggested that the neighborhood consider a community dish that would serve all homeowners. This was generally believed to not be feasible.

Bob Donaldson closed the discussion on the proposed rules, and moved on to the October board meeting. Some of the homeowners left the meeting at this time, and others stayed for the entire meeting.

The minutes from the last board meeting were approved as presented, then Pam Getty gave a preliminary Treasurer’s report.

Total amount spent year to date (10/15/06)	\$32,383.00
Cash on hand: Checking	7,780.00
Money Market	1,058.00
CD Reserves	<u>20,700.00</u>
<u>Total</u>	<u>\$29,538.00</u>

Projected positive balance at end of year is \$1,700.00 (\$700 to be transferred to reserves).

Al Watkins gave a landscape report, and suggested that the board approve the removal of approximately 10 trees along the play ground path. All of the trees present a possible hazard during a storm. The request was approved. Within the next several months new shore pines will be planted above the stairs.

The Architectural Committee gave a report on recent activities. They approved the building of a house on vacant lot #35 (?) near Kyle Croxford's house with two required changes: the garage door must be made of wood and the setback from Bella Beach Drive must be 15 feet. Also Jadene Stensland has requested that the ARC review her plans for adding a deck onto her candlestick house. Casey Roloff expressed some concern about obstructing the view on other houses and keeping a uniform design among the candlesticks. The board decided to table Jadene's request pending an on-site inspection.

Bob Donaldson reminded everyone that the Bella Beach Christmas Party is scheduled for Saturday December 9<sup>th</sup>. Pam Getty estimated the cost of the dinner would be approximately \$30-40 per person.

Bob adjourned the meeting.

Respectfully submitted,

Al Watkins  
Acting Secretary