

**Minutes for
Bella Beach HOA Board Meeting
December 9, 2006**

Board Members Present:

Bob Donaldson President
Don Huster
Dave Loverink
Al Watkins Secretary

The meeting was called to order at 3:10 pm. The minutes from the November 2, 2006, meeting were read and approved.

The first topic to be discussed was the 2007 HOA budget. The largest single proposed expense is landscaping. The budget calls for a landscaping budget of \$28,100. The Bella Beach HOA has received a bid for a one year contract from Lakeside Gardening at a charge of \$1,800/month. This does not include extra cost items such as tree removal and landscaping upgrades. The board voted to accept this proposal.

The next largest expense for 2007 is for signs for our Bella Beach community. Dave Loverink presented a sign proposal from ES&A of Eugene Oregon. The owner of this company is Kevin Jones, who is a Bella Beach homeowner. The proposal consists of 9 signs, at a total cost of \$11,750. The proposal includes two new signs at the Bella Beach entrance, as well as a welcome sign. The board voted to accept this proposal with minor changes.

Bob Donaldson requested that Don Huster obtain an estimate from an outside consultant to advise us on the adequacy of the HOA reserves. Don agreed to do this.

The 2007 Bella Beach HOA budget was approved. In order to adopt this budget, a dues increase to \$64.00/month was also approved.

On December 11th, Don Huster and Bob Donaldson will have a conference call with Lincoln County attorney Brian Green. The purpose of the call is to review the proposed HOA rules with Oregon law.

The next Bella Beach HOA Annual Meeting will be held in late March or April in 2007. Two board positions are up for election. (Bob Donaldson, President and Pam Getty, Treasurer have completed their terms). The Board requests that anyone wishing to run for either of the two board positions contact the board. (A person must be a homeowner to serve on the Board). It is requested that each person interested in running for the board provide a brief statement about their interests and qualifications, and state what they would like to accomplish. The Board would like these statements by February 1, 2007, so that they can be published for the review of other homeowners.

Pam Getty was unable to attend the meeting since she was organizing the Bella Beach Holiday Party. Everyone thanked Pam for her work in organizing the party.

Respectfully submitted,

Al Watkins
Secretary