

**Meeting Notes for
October 24, 2007 at 6:00 PM
Bella Beach HOA Board of Directors Meeting**

Location: Wilsonville City Hall

Attendance:

Board:

Dave Loverink	258 Bella Beach Dr	Al Watkins	311 Bella Beach Dr
Pam Getty		Patrick Corcoran	234 Bunchberry Dr
Jadene Stensland	496 & 484 BB Cir		

Homeowners:

NONE

Called to Order: 6:02 PM

6:02 Invitation to homeowners to attend the October 24, 2007 HOA Board of Director's Meeting was sent by email on xx and updated on xx by Pam Getty, HOA Treasurer. The meeting notice was also posted on the HOA website on xx, 2007.

6:04 Board approved as amended September 15, 2007 meeting minutes

6:05 HOA Member Forum (5 minutes each for any members present to speak)
➤ No one attended

6:05 Holiday Party:
\$42.00 per person 20% gratuity
Date: December 1, 2007 @ 7:00 pm
Location: Salishan
NEED RSVP by????
Put info in Newsletter
Arlen will provide decoration

6:10 Security – no discussion - Pam not in attendance

6:12 Rules Violation

- Keeping with Board policy, send a warning letter

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- Dave and Al to work on it

6:13 Board Policy on Conflict of Interest of Board Members

- If it affects your property then mandatory to recuse yourself
- If you have business relationship with the accused – then you have choice to recuse yourself, but you need to identify the relationship
- If you rent your property, but you are not PMC, then above applies
- If you are a PMC of other properties in Bella Beach, then XXX

6:49 Road District

- Distribute letter
- Address correction needed
- Al Watkins to be liaison
- Put in Newsletter
- Public Road – add two (2) parking spaces near Fox Cove

7:13 Board Business

- Committee Reports
 - Budget
 - Dave passed out budget
 - Approved budget as provided
 - Must send HOA policy with newsletter
 - Must send annually, physically mailed
 - Lien
 - Enforce bylaws
 - No exception
 - Pam to send letter to Michelle

Rules Committee

- Difficult to get together
- Meeting will occur prior to next Board meeting
 - Rental sign rule
 - Pam to email to Ken Bourne

- Landscape

- Four (4) more trees behind Valerie Green needs to be removed
- 3' shore pine to replace trees that have been removed – replacement \$30 each – complete
- Newsletter – Homeowner should replace trees on their property if they are storm damaged – HOA will replace trees in Common area
- Fence replacement update
- Beach access sand fence needs repair

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- Commercial
 - No response from Casey this month
- ARC
 - Update website to show when to request ARC approval
 - Monument Sign
 - Waiting for ODOT approval
 - county permits

7:50 Newsletter

Notice of meeting announcement/location – put in newsletter

Dave to send update for newsletter of legal issue to Board

Distribution of newsletter:

Al to send draft to everyone

Al to mail copies, stuff and mail

Final 11/10/07 in mail

Final document 11/7/07

Draft 10/27/07

Feedback to Al by 10/31/07

11:15 Action Items

Next Meeting Date & Location:

Saturday, Jan 12, 2008

10:00 am @ Pat's House - 234 Bunchberry

8:10 Meeting Adjourn