

Preliminary Draft
Minutes for Bella Beach Annual HOA Meeting
April 5, 2008

Board Members:

Dave Loverink Co-president
Pat Corcoran Co-president
Pam Getty Treasurer
Al Watkins Secretary

Property Management Companies:

Peggy Roppenkroeger Bella Beach Property Management
Cindy Murdoch Bella Beach Property Management
Lisa Ward Bella Beach Vacation Rentals

The meeting was held at the Gleneden Beach Community Hall, in Gleneden Beach, Oregon. Dave Loverink called the meeting to order at 10:30 am, and introduced the Board members. Dave and Pam Getty established that there were enough votes, either present at the meeting, or by mailed in ballots, to establish a quorum. The Board wishes to thank those homeowners who were unable to attend the meeting, but mailed in their ballots. Pam and Dave then established proof of notice of the meeting (7-50 days notice).

Al Watkins read the minutes from the April 28, 2007 Bella Beach Annual HOA Meeting. There was one question after the minutes were read, but the minutes were approved as read.

At this point, Dave asked all homeowners present to stand and introduce themselves. There were several new owners to Bella Beach.

Pam Getty gave the Treasurer's Report. The HOA is presently operating under budget, and the money that was borrowed last year from the Reserve Fund has been replaced. There will be another addition to the Reserve Fund this year. Pam offered that the HOA books with receipts were available at the back of the room if there were any questions.

Al Watkins gave the Landscape Report. Bella Beach lost at least 17 trees during the 2007/2008 winter storms. The HOA is presently planning replacement trees in common areas. The HOA landscaper (Lakeside Gardening, phone 541-921-9886) is also available to plant good sized trees on individual lots for \$30/each. Individual homeowners are encouraged to replace trees that have been lost on a 1 to 1 basis. Recent landscape improvements include adding beach grass near the beach stairs, and adding new gravel to several paths. Al thanked the Landscape Committee for their service during the past year. Also, Joe Brewer, a full time resident, will be assuming the chair position of the Landscape Committee after this meeting.

Cindy Murdoch gave a brief update on the status of the two commercial buildings that are for sale. If they do not sell shortly, Casey Roloff plans to add a coffee shop to one of the buildings, and make the second building available as a meeting room.

There was a brief break, and the ballots were collected and totaled for the election to the HOA Board. After the votes were tallied, Joe Brewer had 56 votes, Dat Nguyen had 55 votes, and Casey Roloff had 45 votes. These three were elected to the next HOA Board. Vince Ovist also received votes as a write-in candidate.

Dave then opened up the topic of new business, with a member discussion of the By-laws amendment. At least ten members discussed the new By-laws amendment, speaking out for, against, or just asking questions. Ballots were collected, and the vote count was announced. The By-laws amendment received 47 yes votes. There were 16 no or abstain votes. The By-laws amendment passed.

Dave again opened up the floor to member comments. Several HOA members wished to thank the HOA Board for their past work.

Dave adjourned the meeting at 12:43 pm.

Al Watkins
Secretary