

1 BELLAVISTA HOMES HOMEOWNER'S ASSOCIATION

2 Carpenter Room Medford Public Library

3 **1) Call to order, Acknowledge quorum**

4 **2) Approval of minutes**

5 6/14/2024 Carino Special Meeting.

6 6/20/2024 Board Meeting

7 Doug 1st, Mark 2nd all approved

8 **3) Old Business**

9 **AG Buffer**

10 Mark stated that he a Joy met w/Hillcrest Winery

11 Discussed plan to plant this Fall

12 Laura Wilson suggested Mark as chairman for AG Buffer, accepted.

13 **4) New Business**

14 **Treasure Report**

15 Brewster CPA gave us January to June Income & Expense report

16 Mark gave quick review

17 Does Declarant owe HOA, Robert QPM no.

18 Mark & Ed to investigate how Reserve Funds can be used.

19 **Newsletter**

20 Joanne Van Kampen is taking over the HOA News.

21 Goal to bring homeowners together

22 Conduit for homeowner's questions

23 **ACC committee**

24 Ed, it is ACC not ACC/ARC.
25 Doug, committee & Robert QPM walked our community
26 Committee revising application
27 Does the committee want to send a list of members? They'll discuss
28 ACC letter to homeowners was reviewed and will be sent to them via
29 News.BellaVistaHOA@gmail.com

30 Carino Dr

31 Robert QPM called the 8 Geologists requested by Carino committee for bids
32 to investigate Carino Dr. He called about 7 others not on the list and only
33 Robing Warren stepped up to work with our HOA. All others were too busy,
34 not interested or no response.

35 Laura Wilson filled us in about her conversations the Oregon's Geologist.

36 Original road built around 2003, and hillside construction guidelines
37 were minimal.

38 Don't worry about who is responsible now, Carino Dr. needs to be
39 addressed ASAP.

40 He recommended 2 additional companies in Portland to investigate.

41 He spoke about Insurance, HOA should add "Difference in Condition
42 Policy". Robert QPM will follow up.

43 Craig

44 Is setting up a special meeting for homeowners about home
45 insurance. State Farm agent & claims adjuster will explain what if
46 there was a land slide caused by earthquake, rain or other cause.
47 What coverage do you need to have. This meeting will be announced
48 later and will probably be at the Medford Library in September or
49 October. All homeowners are welcome even if they don't use State
50 Farm.

51 Investigating finance options for HOA's should we not be able to use
52 Reserve funds. Our goal is to keep homeowner's monthly fees as they
53 are currently.

54 Contact Declarant (Cedar Coast) for additional information on Carino.

55 Mark

56 Moved 1st Ed 2nd and approved up to \$7,500 for committee to
57 investigate Carino Dr. condition or needs related to Carino.

58 Craig

59 Medford City Emergency, Oregon Land Conservation, and Oregon
60 Geologist that no work should be done on Lots 70, 72 & 73 until we
61 have further reports on Carino.

62 Robert QPM

63 Will write a letter to South Ridge who owns these 3 lots.

64 **Email Etiquette**

65 Mason Hansen wrote up email etiquette guidelines and was presented to the
66 board & the homeowners in attendance. Joanne will make the guidelines one
67 of the HOA News.

68 **Yearly Homeowners get together.**

69 Discussion suggested next March. Event could be catered by homeowner on
70 W La Strada. Homeowners attending would pay rather than use HOA funds.

71 **Confirmed Next Board Meetings**

72 Thursday August 22, 2024

73 Wednesday September 25, 2024

74 Doug motioned and Mark seconded to adjourn the meeting, approved.

75 Attending: Joy Wright, Doug Dollard, Mark Wilson, Ed Guerrero & Craig Hansen.

76 9 Homeowners in attendance: