

BELLA VISTA HOMES HOMEOWNER’S ASSOCIATION

Carpenter Room Medford Public Library

An Executive meeting was held before the board meeting to discuss HOA liability insurance & a new property management company.

1) Call to order, Acknowledge quorum

- a. Joy Wright, Mark Wilson, Doug Dollard, Craig Hansen and 12 homeowners attended.

2) Joy spoke about 9/11/2001 and had a moment of silence.

3) Approval of minutes

- a. 7-25-2024 board meeting minutes approved and distributed to attending homeowners. Mark moved, Doug 2nd and unanimously approved.
- b. Discussed board approving minutes by email so secretary can distribute minutes to homeowners quicker. Approved.

4) Old Business

- a. 8-22-2024 board meeting did not have a quorum. Joy, Mark and the homeowners present had an open discussion of general topics.
- b. Mark investigated the use of reserve funds. Yes, for any capital improvements but it requires replacing funds.
- c. A homeowner complained about receiving a letter of violation related to moving trash cans. Multiple violation letters went out to homeowners, and ACC was pleased that the majority homeowners complied. Discussion about wording, timing of the violation letters was discussed. This will be reviewed. Also discussed was the violations sent were not random, they followed our HOA By Laws.
- d. Carino Road was discussed. We still haven’t received a new geological report from Robin Warren (AEG). After discussion with Robin Warren, we discussed a asphalt berm to move rain water away from where the road is sinking down to the next catch basin down Carino. We have been communicating with David Mathews & Eric Pena who approved of the idea. South Ridge has been contacted by email, but not responded at this time.

Paul also recommended having the water basin and drainpipes inspected. Robert said this was done December 2023, and although not perfect, drainpipes were intact.

5) New Business

- a. We discussed Robert Rood, QPM Property Management, resigning as of October 1st. Then we discussed transferring our account to CPM Property Management. Mark moved, Doug 2nd hiring CPM Property Management. Unanimously approved. Robert explained that CPM uses the same software program, and he will work with them to transfer our account. Joy thanked Robert for his service and help as we navigate our HOA after the turnover.
 - i. We need to purchase a hard drive to recover documentation that QPM has for the HOA records. Craig moved, Mark 2nd with unanimous approval to purchase. Craig volunteered to purchase & deliver hard drive to QPM and HOA can reimburse his expense. It should be under \$100.
- b. A Homeowner questioned about not seeing HOA financials. August YTD Income/Expense & Balance Sheet was handy out to those who requested.
- c. Craig will email all homeowners 7-25-2024 minutes, along with August YTD financial information.

6) Schedule for the next meeting

- a. Craig proposed October 9th or 10th depending on room availability at the library. Doug moved, Mark 2nd & unanimously approved.