

CANDIDATES

KIMBERLY BROOK (Incumbent HOA Board President)

I am seeking another term on the Bella Beach HOA Board because I care deeply about our community and believe there is important work worth continuing.

Bella Beach is a community of 91 homes and lots, each with homeowners who have different needs, perspectives, and reasons for loving this place. I believe good Board leadership means making an effort to hear from all of them—our quieter neighbors as well as those who are more vocal—and making decisions based on what best serves the community as a whole.

During my service as President, I have focused on strengthening our governance, improving transparency and consistency, clarifying responsibilities, and creating better documentation for the Boards that will follow us.

One of my primary goals for another term is to complete and implement a Board Governance Procedures Manual.

I believe future directors should inherit clear procedures and institutional knowledge rather than having to reinvent how the Association operates each time the Board changes.

I also want to continue working toward fair and consistent decision-making, responsible financial and property stewardship, and a community where disagreement can occur respectfully and constructively.

For homeowners, that should mean an Association that is easier to understand, more consistent in how it operates, and better able to focus on taking care of the community we all share.

Good governance means listening carefully, weighing different perspectives, and remembering that every decision we make should serve Bella Beach as a whole.

My goal is to leave Bella Beach stronger, better organized, and better prepared for the future than I found it.

I would appreciate the opportunity to continue that work on behalf of our community.

Kim Brook
290 Bunchberry Way

CANDIDATES (page 2)

VINCE OVIST (Incumbent HOA Board of Director)

I've owned a home here since 2005 and have served on your Board two times, first in 2015, and currently since November 2024. I'm volunteering now for a second term.

In 2020 and 2021 I put six commitments in writing to this community when I volunteered for the Board again.

I lost that election and kept working on them anyway. Three are now in place: the owner portal, with automated notices, confidential communications, and a website. Still to finish from that list, are the Committee and Director handbooks, a community bulletin board, and budget process that balances with our actual accounts and mitigates the need for future special assessments.

Your money. The 2027 reserve study will set what you pay, and it should be approved only when its opening balance matches an actual financial statement. No un-budgeted money should leave this Association without a recorded Board vote first, including legal expenses, which should be authorized in advance with a defined scope and cost

estimate. And the Association should confirm every year that it carries the fidelity bond coverage Oregon law requires, covering everyone with access to our funds. I will also work to ensure the Board does the work to ensure we select vendors that provide the best value, rather than selecting based simply on relationships.

Rules that hold up. Our CC&Rs and Bylaws need updating to match current Oregon law. In addition, the community rules, enforcement guidelines, and fine schedule need refinement. Rules the Association cannot, or should not enforce, are worth nothing to any of us.

For the owners who operate an STR. The Oregon Court of Appeals recently upheld the County's licensing program, so litigation no longer seems like a viable route. Region 1 now shows 117 active licenses against an allowance of 42,

with "none available," and a license does not transfer when a home sells. The part of your property's value that survives a sale is the part this Association is responsible for protecting. I want a standing short-term rental committee with a written charter, and a reporting system that reaches your manager or local contact quickly,

before a neighbor's problem becomes a County complaint against a license that cannot be replaced.

How I'll conduct myself. Always professional, with decisions by recorded vote in open sessions. I will always fight for the Board to maintain neutrality in its decisions.

Sincerely,
Vince Ovist
116 Elderberry Way

CANDIDATES (page 3)

ED ROSE

I am Ed Rose. I have lived full time in Bella Beach for over 5 years. I nominate myself for one of the three open positions on the HOA Board.

I come from a farming background, I have 35 years of experience in landscaping and property management. Over a 45 year period I sat on 15 boards as a volunteer or paid employee. The majority of the boards were non-profits. I was on the founding board for three of the non-profits. With years of experience working with various lawyers, from land trusts, property owners, county, state, and federal agencies, crafting rules and regulations for planned communities, conservation, historical, right of way easements and water and timber rights, I believe I can be an asset when it come to the on going overhaul of the CC&R and board policies.

In the last 10 years of my professional life, I worked as the Special Projects Director for the Mendocino Coast Botanical Gardens for 5 years and then joined a 4 person management team that operated a 5000 acre ranch in northern California.

At the MCBG I was responsible for producing the county's Master gardener program, advertising, conservation easements, garden design and development, interpretive signage, fundraising, and the monthly newsletter.

Once I moved to the ranch, my main areas of responsibility were again conservation and historical easements, the therapeutic riding program and the management of a senior community and RV park that was part of the ranch. The community and RV park were roughly the same size as our Bella Beach neighborhood. Along with the daily operations of the community I oversaw projects like repaving the community and RV park (\$800,000.00) and remodeling the RV park (\$500,000.00).

When I left the ranch we had 1500 acres of Oak woodlands and the last privately owned old growth Redwood Grove in California secure with conservation easements held by the California Land Trust and timber rights sold to the Save the Redwood league. We also got the ranch listed on the national list of the 11 most endangered historical sites in the country.

I believe a strong and well written rework of the CC&R and board policies will help lower the temperature of the debates in our community and help return it to the wonderful peaceful neighborhood we all moved into.

Thank you for your consideration,

Edward A Rose
225 Oceanview Street

CANDIDATES (page 4)

WOLFGANG SAILLER

My wife Debbie and I live in West-Salem. We bought our house in 2017 and continued the short-term rental arrangement until 2022. Since then, we have finished a complete remodel and changed to personal use only. We've always liked the mix of homes being used as permanent residences, STRs and weekend/vacation homes. It all makes for a lively and attractive mix and we have always felt welcome.

Educational Background

Engineer, Environmental Science, State College of Rheinland-Pfalz, Germany, 1978

Diploma, Agricultural Economics, University of Giessen, Germany, 1984

MBA, Winona State University, Minnesota, 1990

CFP® certificate, College of Financial Planning, Denver, 1997

Series 6, 7, 63 and 65 securities licenses, currently still active Series 65

Professional Background

Agricultural Extension Agent

Insurance Agent, Registered Representative, Certified Financial Planner®, founded my own Registered Investment Advisor Firm, Goldmark Financial Planners, LLC in 2001 and am still active as managing member and Investment Advisor Representative; in 2004 founded and co-owned WSR, Inc, DBA McMinnville Hearth and Barbeque as secretary/treasurer until we sold the business in 2022.

Prior Non-Profit Experience

Treasurer of the Holiday Swim Club, a neighborhood non-profit in Keizer, OR from 1992 to 1998; Board Member-at-large of the Oregon Wine and Food Festival in Salem from 1997 to 2000

Objectives for Board Initiatives, if elected

The call for nominations listed several initiatives already underway and to be completed, such as updating the bylaws and community rules, as well as improving existing common areas. I would like the board to explore outsourcing the management of the association to a professional organization specializing in assisting planned communities to accomplish their obligations in an efficient, legally up-to-date and transparent manner. This would help us to keep our financial information current, receive and make payments, alert us to legal changes and assist in our reserve study. Their feedback would free the board up to concentrate on goal setting, supervision and rational decision making for the benefit of the community and all stakeholders. Thank you for your consideration and interest in our community.

Wolfgang Sailer
190 Elderberry Wa

CANDIDATES (page 5)

RYAN SCHNOBRICH

Dear Neighbors,

My wife and I have been full-time residents of Bella Beach since 2024. I believe that a small community like ours thrives when its residents step up to protect its resources and culture. I am asking for your vote to help Bella Beach achieve **sustainable self-governance** - protecting property values while fostering a warm, neighborly atmosphere.

I strive for **fairness, consistency, and responsible fiduciary stewardship**. I bring a strong track record of leadership directly tailored to our community's needs:

Proven Leadership

- **Experienced Leader:** Previously served other communities as HOA Board President, Vice President, and Assistant Treasurer.
- **Community-Minded:** Grounded in service and structured leadership as an Eagle Scout and Scout Troop Organizer.

Professional Financial & Governance Expertise

- **Credentials:** Certified Public Accountant (CPA) • Oregon Principal Real Estate Broker • Peter F Drucker Master of Business Administration (MBA) in finance and strategy.
- **Executive Leadership:** Former Chief Financial Officer (CFO) for real estate and property management companies, specializing in implementing digital financial systems, drafting policies/procedures, and nurturing healthy organizational culture.
- **Public Oversight:** Current Internal Auditor, advising State agencies and higher education boards of trustees on governance, risk management, and internal controls.

My Vision for Bella Beach

- **High Trust, Low Friction:** Clear governing documents, consistent rule enforcement, assuming good intentions, and seeking to understand all help promote a collaborative culture among and within the board, committees, and community.
- **Transparent Operations:** Leveraging Easy HOA to make governing documents, agendas, minutes, financial statements, and vendor contracts accessible to all owners allows for trust, transparency, and accountability.
- **Proactive Communication:** Digital newsletters, new neighbor welcome packets, and low-cost, in-person social activities can strengthen a true sense of community.
- **Fiscal Responsibility:** Realistic operating budgets and capital reserves ensure long-term sustainability.

I have the experience, the tools, and the dedication to help our community thrive.

I would appreciate an opportunity to serve, and request your vote.

Ryan Schnobrich
311 Kinnikinnick Way