**COAST VILLAGE PROPETRY OWNERS CORPORATION**
**ANNUAL MEMBERSHIP MEETING**
**JULY 18, 2015**

***APPROVED MINUTES***

**CALL TO ORDER:** CVPOC President Robert (Keith) Davidson called the meeting to order at 10:06 AM. Robert Davidson introduced Carla Holloway of Holloway & Associates, LLC, certified public accountants. Carla presented a brief of CVPOC financial status to the Membership. Educational information was previously distributed, questions by the Membership were answered. Carla stated the Corporation is in very good financial status. Ken Gaylord from Habitat For Humanity also presented an overview of the Revitalization Program for Coast Village. This includes home repairs, yard cleanup, electric conversion as well as more complex repairs. Mr. Gaylord announced that Habitat is taking applications at their office. He is requesting an AdHoc committee be formed in a joint effort between Coast Village and Habitat to facilitate the effort.

**ESTABLISHMENT OF A QUORUM:** Elections Chair Ila Mae Robinson claimed 52 votes present, a quorum was established as only 47 were needed.

**MEMBERSHIP INPUT ON AGENDA ITEMS:** None. Margaret Mawhinney #144 moved to approve the Agenda as written. Gene van de Vyver #22 seconded. Motion passed unanimously.

**READING AND APPROVAL OF THE MINUTES:** Margaret Mawhinney #144 moved and Edward Hocker #142 seconded to accept and approve the minutes as written since copies were distributed. . Motion passed unanimously.

**TREASURER'S REPORT**: Ila Mae Robinson read and submitted the Treasurer's Report (see attached report). Edward Hocker #142 moved and Faren Wampole #239 seconded to approve the Treasurer’s report.

**REPORTS OF DIRECTORS, OFFICERS AND COMMITTEE CHAIRS:** Robert (Keith) Davidson, as President, read and submitted a report of accomplishments by the Board of Directors and Committees in the past year.

Activities Committee: Carlla van de Vyver read and submitted a report.
Architectural Review Committee: Roger Emigh read and submitted a written report. There was discussion regarding cutting trees in the greenbelt. It is allowed to cut trees however care must be taken to minimize damage to the greenbelt located under the trees during removal. Linnea Duske #234 discussed trimming along Spruce Street where there are dead plants in the greenbelt. This property actually belongs to the city. Ms. Duske requested that CVPOC contact the city to request either permission for an adjoining land owner or the city to remove dead trees, or bushes due to fire hazards.

CC&R'S/BY-LAWS: No Report
Elections Committee: Ila Mae Robinson read and submitted her annual report. President Robert Davidson introduced the newly elected Board members: Donna Griffen #186, Noel Smith #261, Scott Murray, Diana Wolfe-Newman and Roger Emigh #76 as the new President.
Facilities Management Committee: Robert Keith Davidson read his report.

Financial Management Committee: Ila Mae Robinson read and submitted her report. She also reported on the Insurance for CVPOC. The cost for Directors and Officers has increased from $2,781.00 to $2,890.00 for the year. Auto insurance decreased by $19.00 per year. Bonding was added for the Park Manager. Liability decreased by $150.00 for the year, coverage remained the same.
Neighborhood Watch: No report.
Personnel Committee: Robert (Keith) Davidson spoke regarding personnel and submitted a report.

President Robert Davidson called an adjournment for a break at 11:25AM. He reconvened the meeting at 11:43 a.m.

**OLD BUSINESS:**

Sauna: An update on the status of the Sauna was given by Robert Keith Davidson. It is expected the Sauna will reopen the first part of September. The Sauna repair as well as the reopening of the satellite bath are all under the Bylaws 5.9, 5.9A, 5.9.3 it is the responsibility of CVPOC to repair and retain assets in the park.

CC&R's – Rental Status: Currently the rentals are managed in the office. There is a $25.00 rental fee which is due when the owner or property mgmt. rents to a new tenant and the paperwork is received by the CVPOC Office. At that time the CC&R's and all other source documents including the City Chapter 10 is given to the renter. A document is signed by the renter stating they have received the documents.

Greenbelt Waivers: During the year all lots were surveyed and many green belt encroachments were found. Per advice from the HOA Attorney these encroachments were waved under 9.3 in the CC&R's which state that the Board of Directors can waive encroachments as defined in 10.2A.

Park Manager Hire: Carlla van de Vyver was introduced as the new Park Operations Manager for CVPOC.

Pool Status: Robert Keith Davidson updated members on the resurfacing of the pool. No major problems were found and the coating has a 10 year warranty.

Speed Bumps: MOTION: Motion made to allow BOD to implement speed bumps, seconded by David Wood. Discussion: Mary McGann #241 reminded the board that the removal of speed bumps came after an annual meeting. Speed bumps cannot be re-introduced to the park without a majority vote at the annual meeting. Motion did not go to vote. New MOTION: Ted Hocker #142 moved to send out to the membership for a vote the following MOTION; Advise membership in a letter requesting their vote to implement speed bumps by BOD action for safety reasons where necessary. David Wood #43 seconded. Discussion. Ted Hocker withdrew Motion. New MOTION: Ted Hocker #142 moved to place before the general membership a vote to allow the corporation to placed speed bumps in the parking lot for safety reasons should it be required. Ila Mae Robinson #153 seconded. Call for vote:
10 yes, 28 no. MOTION failed.

**NEW BUSINESS:**

UNLEASHED CATS:

1. Discussion regarding unleashed cats in the park. A letter from Larry Ames #26 was read regarding the issue of leashed cats. Several attendees spoke with the general consensus being that CVPOC should follow the City's statutes regarding cats. A straw poll was taken to determine if the CCR rule regarding pets should apply to cats in the park. Straw poll results, was do not enforce leash law for cats at this time.

2. Towers for Wi-Fi: Richard Robello #206 made a MOTION to add 3 towers to provide Wi-Fi to entire park. Second by David Wood #43. After lively discussion it was decided to table until investigation as to cost of installation. Robert Davidson will investigate.

3. Proxy vote be developed for voting on all matters including election of BOD: Elon Peterson #38 is requesting a proxy form be developed for requesting another person with voting eligibility to be able to vote for any vote and any time or in the general election. Discussion followed request. Mary McGann #241 stated that if the person has a power of attorney in place it would be an automatic proxy. It was decided to obtain a legal opinion on proxy voting and return subject to a regular BOD meeting. The BOD will obtain a legal opinion and work with the elections committee to develop an appropriate form if legal advice indicates.

GOOD OF THE ORDER:

1. There were no subjects under Good of the Order

ADJOURNMENT:

Peg Mawhinney #144 made the MOTION to adjourn. Second by Gene van de Vyver #22. Meeting was adjourned.

Minutes taken by Carlla van de Vyver

Robert (Keith) Davidson, President