

COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETINGS - CVPOC - Rose Room

APPROVED July 17, 2021

Board Workshop, 10 am June 19, 2021

Meeting held via Zoom video chat

President Jay Guettler, Vice President Dianne Wolfe-Newman, Treasurer Dory Hethcote,
Secretary Donna Rudd, Directors; Glenn Singley, Ila Mae Robinson, Paul Deemer,
ARC Committee Chair Mose Starkey
GPAC Chair, Pam Guettler
Park Operations Manager Carlla Van De Vyver

Members present: Joan Muir of Lot 241, Kathee Melahn of Lot 23, Tommy Brunetto of Lot 125,
Pam Guettler of Lot 144, Tashi Fonteyn of Lot 77, Nancy Brock of Lot 218

The meeting was called to order by President Jay Guettler at 10:06 a.m., there were six
members present. Quorum met.

Additions to the agenda

1. Dump Day
 2. Money Given back to activities Committee
 3. Executive session
- **Motion to approve the agenda with modifications. Made by Dory Hethcote. Seconded by Donna Rudd. Motion passes unanimous.**
 - **Motion: Motion to pass on reading the minutes from May 2021. Made by Dory Hethcote, seconded by Diana Wolfe-Newman.**

Discussion: These minutes were approved previously by AWM.

Motion passed unanimously.

Treasurers Report

Treasurers Report was read by Treasurer Dory Hethcote.

- **Motion: Motion to Transfer \$13,892.50 from reserve to operations for the electrical project. Made by Dory Hethcote, Seconded by Ila Mae Robinson.**

Discussion: None

Motion passed unanimously

POM Report

POM Report was read by POM Carlla Van de Vyver

ARC Report

ARC Report was read by ARC Chair Mose Starkie.

- **Motion to approve fence along Village Street for #2 Village Street. Motion made by Ila Mae Robinson. Seconded by Glenn Singley.**

Discussion: None

Passed Unanimously.

Joan Muir of Lot 241 discussed if the R&R's allow members to get ARC approval if their greenbelt is deficient. Chairperson Mose Starkey explained that the greenbelt requirement isn't being enforced until a reasonable solution to this question can be found. The ARC doesn't believe it is reasonable to require a complete reconstruction of the greenbelt when a member wants to put a shed on their lot. Diana Wolfe-Newman brought up the new PPE's in which that rule is listed, she is going to discuss it in old business. Mose Starkey discussed the PPE and how it is a work in progress.

GPAC Report

GPAC Report was read by GPAC Chair Pam Guettler

- **Motion to approve Paul Strout and Pam Guettler to be co-chairs of GPAC. Made by Dory Hethcote. Seconded by Glenn Singley.**

Discussion: None

Passed Unanimous

Elections Committee Report

The Elections Committee Report was read by Committee Chair Ila Mae Robinson. Jay Guettler asked for a description of the upcoming elections process. Ila Mae Robinson explained next steps and dates.

5 Minute Break 11:01am
Meeting resumed 11:07am

Motion Database Followup

- **Motion: To rescind motion of 2/21/15 referring to stop sign. Made by Glenn Singley. Seconded by Dory Hethcote**

Discussion: None

Motion passed unanimously.

- **Motion: Motion to rescind motion of 3/18/15 regarding speed bumps in parking lot. Made by Glenn Singley. Seconded by Dory Hethcote.**

Discussion: None

Motion passed unanimously.

Glenn Singley said that motion database follow-up can be removed from old business on future agendas.

Complaint Form Process

- **Motion: Motion to approve the revised Policies and Procedures complaint form. Motion made by Glenn Singley. Seconded by Paul Deemer.**

Discussion: Joan Muir of Lot 241 requested viewing the document language regarding the one year limitation. POM says the document will be available in the office

Motion passed unanimously.

GPAC Statement

Greenbelt PAC will care of all greenbelt issues brought to the office and ARC will continue solely with construction issues.

ARC Statement

The current ARC and P&P can be found under governing documents on our website.

Discussion: Diana Wolfe-Newman read from the second paragraph of the P&P's. She believes that the 30 day requirement for restoration of greenbelt needs to be removed. ARC P&P proposal Procedures for the application Section 4 - Review Greenbelt. *"No application will be approved by the ARC unless all greenbelt areas are in proper condition or are actively being restored. Any project affecting greenbelts will be required to restore the greenbelt to the standards state in Title 10-29.2 within 30 days of completion of the project."* Glenn Singley asked if the issue was the timeline of 30 days, and if so should the board revise the timeline to a longer period. Jay Guettler said he would like to allow this discussion more time by having it in a Board Workshop instead of at a Board Meeting. Glenn Singley believes it would be better to put it off until after the Annual meeting to allow for membership input. Mose Starkey doesn't think 10-29 includes the greenbelt timeline and discussed how the city doesn't believe they have any control in Coast Village. Tashi Fonteyn, Lot 77 believes it could be productive to invite the landscaping management of the City of Florence or the Horticulture department of OSU to come give advice on the greenbelt. Nancy Brock, Lot 219 has reviewed 10-29 and it doesn't have a 30 day deadline, she agrees with Diana Wolfe-Newman and thinks that portion should be removed. Jay Guettler believes the verbiage came from the old P&P's that was left intact in order to help refine the language. Mose Starkey says that the issue is partially with enforcement.

- **Motion: Motion to strike "within 30 days" from the ARC P&P Proposal Procedures Section 4 - Review Greenbelt. Made by Diana Wolfe-Newman. Seconded by Dory Hethcote.**

Discussion: None

Motion passed unanimously.

New Complaints

Jay Guettler read a Letter from June 5, 2021. Jay wrote a response and distributed it to the board for review. Nancy Brock discussed how the CV office has a lack of documentation regarding dangerous trees. More documentation would help with such issues. Glenn Singley said the board needs to discuss the future of Coast Village. POM discussed how the majority of the shore pine in CV are reaching the end of their lifespan, and that the more of them that are removed makes the others vulnerable. POM discussed how when members remove trees they often replace them with tiny bushes. Joan Muir, Lot 241 stated that membership should be allowed input in the definition of a Mission Statement so it should be an agenda item on the Annual Meeting. Jay informed Joan that she can fill out the agenda item form and have it added to the annual meeting.

Speed Bumps

- **Motion: Motion to purchase one Traffic Calm speed indicator sign and five brackets. The cost shall not exceed \$2000.00. Motion to be made by Dory Hethcote. Seconded by Glenn Singley.**

Motion passed unanimously.

Gate Break fine for Lot 257

POM discussed the damage to the fencepost.

Letter and request for fine removal or reduction from Terri Milligan Lot 157

- **Motion: Motion to have POM give letter to owner of lot 157 outer drive giving owner 30 days to create an effective barrier to keep the dog contained. If satisfactorily executed, then reduce the fine to \$50. Motion made by Dory Hethcote. Seconded by Ila Mae Robinson.**

Discussion: None

Motion passed unanimously.

August Meeting Cancellation

- **Motion: Motion to cancel August's Board Meeting and Workshop. Motion made by Paul Deemer. Seconded by Glenn Singley.**

Discussion: Ila Mae Robinson asks if cancelling the meeting will affect the new members learning curve. Jay Guettler mentioned that the board had previously discussed a training session for new board members. Jay would like to do that in August, but not necessarily at the time of the board meeting. The new board member training session will be scheduled at a later time.

Motion passed unanimously.

Dump Day Limitation

- **Motion: Motion to give POM full discretion on Dump Day limitations and additional fees. Motion made by Diana Wolfe-Newman. Seconded by Ila Mae Robinson.**

Motion passed unanimously.

Money to be given back to Activities Committee.

No action required

Trees in the greenbelt

- **Motion requiring owners to replace a tree removed from the greenbelt with a drought tolerant tree species such as fir, or those trees on the approved city plant list (4 ft minimum), as close as possible to the removal site. This motion does NOT give people permission to cut the trees in their greenbelts. All current processes must be followed. This does not change that. It simply adds the requirement that when a tree is cut, it must be replaced with a drought tolerant tree. Motion made by Diana Wolfe-Newman. Seconded by Dory Hethcote.**

Motion passed unanimously.

Good of the Order

Ila Mae Robinson discussed a letter of complaint and asked if indeed 7 trees were removed. POM says that 2 trees were removed near the restroom. 2 trees each were removed by two lot owners on Horseshoe Bend. One tree was removed by POM near 149 Outer Drive`

Executive session started at 12:43pm

Returned 1:36pm

Board discussed committee processes.

Glenn Singley asked if the Annual meeting will be online or in person. POM stated that only two people requested to attend online. Ben Davidson Lot 147 asked if the meeting is in person will Covid-19 procedures be in place, masks and distancing etc. Paul Deemer said that it doesn't make sense to request a vaccine card. POM says that we can't require presenting a vaccine card. Glenn says that the vaccine isn't a guarantee against infection with the new variants and people are being loose with the gathering. POM, Jay Guettler and Ila Mae Robinson will come up with procedures for attendance to the annual meeting.

Adjournment

- **Motion: Motion to adjourn. Motion made by Diana Wolfe-Newman. Seconded by Glenn Singley.**

Discussion: None

Motion passed unanimously.

Meeting adjourned 1:42 p.m.