

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

Annual Meeting, 10 am July 17, 2021

Meeting led by Jay Guettler

Introductions and thanks to everyone presented by Jay Guettler

Quorum established, confirmed by Elections Committee Chair, Ila Mae Robinson. Meeting called to order at 9:59am.

Accountant Karla Holloway Introduced

Annual Financial Report

Annual Report read by Karla Holloway

Karla Holloway discussed the policies and procedures regarding the intake of funds through the organization and how these processes eliminate the possibility of fraud or embezzlement.

Discussion:

Jerry Sanford of Lot 57 asked about the dues increase. He asks why if CVPOC has a cash surplus, why are the dues increasing. POM explained that the surplus is due to the shutdown from COVID and the POM was able to get a \$40,000.00 COVID grant to help with expenses. Jay Guettler explained that the operations budget is separate from the general fund and that operations has actually been operating in a deficit previously. The Reserve budget is for Capital expenses, such as sewer pump replacement or a major renovation. Karla Holloway explained the planned expenditures section of the financial report.

Dee Wheeler of Lot 235 asked if CVPOC has insurance that covers major damages. Karla Holloway explained that insurance doesn't cover repairs or maintenance, but that as a general rule HOA's should have the goal of saving as much money as possible.

Reading and approval of previous minutes

Jay Guettler started to read the minutes from the 2019 annual meeting.

- **Motion to approve the minutes without being read by Christina Van Hook of Lot 252. Seconded by Dory Hethcote lot 97. Motion approved.**

Park operations Manager Report

POM report read by Carlla Van de Vyver.

Minutes Annual Meeting July 2021

Activities Committee Report

Activities Committee report was read by Committee Chair Nancy Brock

Jay Guettler recognized Nancy Brock and thanked her and the Committee.

ARC report

ARC report read by Committee Chair Mose Starkie.

Discussion: Robert Davidson lot 147 asked if the name "ARC report" should be changed to "Policies and Procedures". Mose explained that the document's naming was an oversight and should be "Policies and Procedures".

Greenbelt Committee Report

Greenbelt Committee Report read by committee chair Pam Guettler.

Elections Committee Report

Elections Committee Report read by Committee Chair Ila Mae Robinson.

Jay Guettler discussed the voting procedures on creating and passing a motion. Members must wait for the microphone. There is a 3 minute time limit on all comments.

Old Business

Speed issues within the park - Installation of speed bumps

- **Motion for the board of directors to investigate the placement of more speed humps exactly like the current asphalt ones. Motion made by Carol Theuriet of Lot 176. Seconded by Dory Hethcote of Lot 97**

Discussion: Nancy Brock of Lot 218 says that speed bumps were installed previously and people were almost run over, the speed bumps were removed and the complaints disappeared. She believes the speedbumps are an unnecessary expense. Carol Thuriel of Lot 176 believes speed bumps are a necessity, as she and her husband have witnessed speeders consistently on their street. Vicky Dunnaway of Lot 145 agrees with Nancy Brock. She believes that the delivery drivers are the ones who are the biggest issue. To address the issue she believes calling the employers of the drivers repeatedly to complain would be appropriate, as well as placing a flashing stop sign at the bottom of Nob Hill. Carlla Van Devyver of Lot 22 is opposed to speedbumps. Money has been spent multiple times to install them.

She reminds the membership that at the last annual meeting it was voted to remove and never install speedbumps again. There are only a few members who have speeding issues, the majority are delivery drivers. There has been a solution created in the form of a speed sign. She agrees that a flashing stop sign at the bottom of Nob Hill would be appropriate and would vote yes on a motion for one. Joan Muir of Lot 241 is opposed to the speedbumps due to accessibility issues. Jerry Sanford of Lot 57 is opposed to speedbumps. There is a section of speed bumps on the south jetty which actually increase speeding. It's also hard on vehicles. Jim Randal of Lot 178 also suggests calling the employers of the drivers to report them. Diana Wolfe-Newmann of Lot 85 says before this continues we would need to vote to remove the previous motion made at the last annual meeting.

- **Motion to remove the previous motion from the 2019 annual meeting regarding speed bumps. Motion made by Jerry Stanford of Lot 57 seconded by Dory Hethcote of Lot 97.**

Discussion: Tashi Fonteyn of lot 77 says there's no point to voting on speed bumps again as they've already been voted on in the past. Nancy Brock believes there should be research into alternatives rather than further discussing speed bumps. Robert Davidson of Lot 147 calls for the vote. Roger Emigh of Lot 76 moves for the previous question.

Motion didn't pass.

- **Motion to change the agenda order. Motion made by Noel Smith of Lot 261. Seconded by Elsie McKean, Lot 247.**

Discussion: None

Motion Passed

- **Motion to rescind the Motion of 7-21-18 that the ARC and board read new rules or interpretations of Greenbelt Rules in the CC&R's and eliminate the ARC rule that you cannot cut the height of your greenbelt when it surpasses 6ft. Motion made by Glenn Singley of Lot 150. Seconded by Dory Hethcote of Lot 97.**

Discussion: Roger Emigh of Lot 76 moves that this decision be changed into two motions. Larry Ames of Lot 26 says that he made that motion two years ago. The board was trying to make a bunch of new rules and fighting was occurring. Our CCR's were previously illegal and had to have the verbiage changed to make them defensible. If this motion stands we won't have to deal with the changes that the board is trying to make. Roger Emigh of Lot 76 corrected Larry Ames about a comment he made regarding the CCR's. Tashi Fonteyn of Lot 77 referred to city code 10-29. Discussed that she believes that there are exceptions but it should be a 20' setback.

Charles Sturman of Lot 21 asks if the CCR changes weren't passed. That needs to be fixed. That should be fixed before discussion continues. Diana Wolfe-Newman of Lot 85 says that modifying the CCR's require a 75% membership agreement to pass. This motion isn't about setbacks, this is about greenbelt rules in the CCR's that didn't pass. Nancy Brock of lot 219 disapproves of the motion because no one is willing to review the current state of the properties which will make this completely unenforceable. Believes the motion should stay. Larry Ames of Lot 26 says that our CCR's were used to create 1029-A and that should be remembered. Carlla Van De Vyver of Lot 22 wants the motion reread. Jay Guettler reread the motion. Robert Davidson of Lot 147 asks for clarification of the motion.

Glenn Singley of Lot 150 amends the motion to remove the part about the arc and the board.

- **Motion to rescind the part of the previous motion that stops the arc from creating new rules until the new CCR's have passed. Motion made by Glenn Singley of Lot 150. Second by Dory Hethcote of Lot 97.**

Discussion: Robert Bishop of Lot 260 says that this motion is creating other motions. Just throw it out and start again. Robert Davidson of Lot 147 calls for the vote. Karen Coates of Lot 213 asks what a yes and no vote would accomplish. A yes vote will allow the board to create new rules. Karen Coates of Lot 213 calls for vote.

Motion passed.

Carlla Van De Vyver of Lot 22 asks for clarification regarding the previous motion. Diana Wolfe-Newman of Lot 85 mentions there is a double negative. There is no 6 foot max, it's a six foot minimum. Robert Davidson of Lot 147 clarified the motion that was just made only involved the board being able to create new rules. Glenn Singley of Lot 150 says having a six foot greenbelt has always been a problem. Greenbelt is to provide privacy, variations to land heights. Robert Davidson of Lot 147 says that a greenbelt is equivalent to the city's requirement of a 6 foot privacy fence. Our CCR's can be more restrictive than the city. Noel Smith of Lot 261 states it's his understanding that the city has an ordinance of a minimum of 6ft for a privacy fence. Roger Emigh of Lot 76 states we can have higher restrictions than the city. We have a 10mph where the city has a 25mph speed limit. The greenbelt is there to protect privacy. Karen Coates of Lot 215. Clarified her understanding of the motion. Roger Ames of Lot 76 says that the CCR's require that you do not disturb or remove the greenbelt if it is acting as a privacy barrier. David Cox of Lot 87 mentioned that the motion that was just passed doesn't mean we have to cut our greenbelt to 6ft. Robert Bishop of Lot 260 is asking for clarification.

Greenbelt: 5 requests regarding greenbelt rule changes.

- **Motion to protect trees and woody plants requiring an arborist. Motion has been withdrawn.**
- **Motion to define “Foster and Maintain” as it pertains to greenbelts. Motion made by Jay Guettler of Lot 144. Seconded by Kathee Melahn of Lot 23.**

Discussion: Lance Courtney of Lot 30 doesn't want to talk about the greenbelt anymore. Nancy Brock of Lot 219 says that there is verbiage on the motion about fire hazards. POM should ask maintenance to not blow debris into the greenbelt. Tom Melahn of Lot 23 states when he first came here he removed a large amount of detritus from his greenbelt and his neighbors didn't approve. The idea of just letting the greenbelt go is unacceptable. Gary Hostelman of Lot 38 asks if watering lots and trees continue past establishment, do gates and access not count anymore. Jay Guettler says that established gates are grandfathered in. Roger Emigh of Lot 76 asks for clarification on the motion. He believes it should be modified slightly, eliminating “unwanted parts” because it violates the CCR's. Janet Aimsforth of Lot 211. If this draft is approved, which she thinks it should be, cleaning out her greenbelt would leave her with no greenbelt. Carlla Van De Vyver of Lot 22 states that no one has ever had an issue from cutting out dead stuff. The only an issue is if it's green and living. No one has ever been fined for trimming a tree. There should also not be anything in the greenbelt other than plants and trees. We do blow debris off the roads. Vicky Dunaway of Lot 45. Suggests wording changes from indigenous drought tolerant plants, to indigenous plants, or drought tolerant plants. There is a situation where 6 ft. trees lose their lower limbs. Pat Ronney of Lot 205 would love to see a list of banned bushes be enforced. Glenn Singley lot 160 states greenbelts are a hot topic. The CC&R's don't help, this draft is a good start. It can be revised if it doesn't work. The membership should replant its greenbelt

- **Robert Davidson 147 makes a motion to table and review this motion as a new board. Seconded by Roger Emigh of Lot 76.**

Discussion: None

34 in favor. 29 against. Motion passed.

- **Motion to protect the height of all evergreen trees and woody plants such as rhododendrons with the greenbelt. They are what give our greenbelts the height that can further protect privacy between lots. They must be allowed to grow as high as they grow, only trimming when absolutely necessary to enhance the life of the plants. Plants such as Floral and Wax Myrtle which naturally needs trimming to keep them healthy and under control are exempt from this motion. Motion made**

by Dianna Wolfe-Newman of Lot 85. Seconded by Tashi Fonteyn of Lot 77.

Discussion: Larry Ames of Lot 26 thinks this motion is good and bad. Rhododendrons are sticks when they go above 6ft and get cut back. Remove rhododendrons from the list. Glenn Singly of Lot 150 says that if you end up with a rhododendron that is that tall that end up as sticks plant something else instead of removing. Vicky Dunaway of Lot 45 when you have the top shoot of a rhododendron removed they bush out. Ila Mae Robinson of Lot 153 discusses that a native rhododendron is classified as a tree. Carol Thuriel of Lot 176 confirms that they have trimmed their rhododendron down, and it has filled out. Robert Davidson of Lot 147 says that the rule that is still in place from the previous motion requiring a 6ft tree. David Cox Lot 27 and 228 discussed diseased plants. Tom Milan of Lot 23 if you use the hybrid Rhody they branch lower. Jane Mcfadden of Lot 34 says that trimming a tree and cutting down a tree are two different things. You have to trim trees. Nancy Brock of Lot 215 no one is going to do surveys, so how are we going to enforce these new surveys. Diana Wolfe-Newman of Lot 85 says that only trimming to protect the height of the plant. In regards to inspections we should ask for volunteers at the end of the meetings.

46 in favor. 13 against. Motion passed.

- **Motion to amend a motion from the annual meeting of 2013 which says that the ARC will not be allowed to plan any further actions without planting the greenbelt in place. Amending it to “ARC will not be allowed to grant any future actions without an adequate greenbelt restoration plan in place if needed. Motion made by Glenn Singley of Lot 150. Seconded by Kathy Milan of Lot 23. 39 for. 6 opposed. Motion passed.**

Jay Guettler declares a 10 minute recess at 12:20

Robert Davidson of Lot 147 requests a quorum call. Ila Mae Robinson confirms 55 present

- **Motion to approach the city regarding a change to 10-29 for changing definitions to soft-top carports Glenn Singley 150. Seconded by Dory Hethcote of Lot 97.**

Discussion: Roger Emigh of Lot 76, thinks the motion is a good idea.

40 for 7 against. Motion passed.

- **Motion regarding changing of verbiage regarding “camping” from all official documents “out of town guest camping”. Motion made by Joan Muir lot 241. Seconded by Kathy Milan lot 23.**

Discussion: Janet Aimsforth of Lot 211 asks if this will cost us anything. Jay says yes there will be costs associated with changes. Nancy Brock of Lot 215 says that it's mentioned on the CCR's. Diana Wolfe-Newman lot 85 says she has been "camping here" since she was a child. It is wrong to tell private property owners that they can't use their property how they want. It will take work to make this happen including a mailing to the entire membership. She guarantees that this will increase our dues. Glenn Singley says that the words "campground" don't appear anywhere in the official documents, only "camping" does. Joan Muir says that transients are coming in invited by members or people who live in the park and end up camping here. Kurt Wheeler 235 horseshoe thinks camping should stay in the verbiage. Nancy Brock 219 mentions the squatters that were evicted that have since diminished the number of transients, as has moving the free table from the mailroom.

Motion did not pass.

Call for a vote lot 27.

- **Motion to change the description of junked vehicles. Allow minor repairs to be made on vehicles on owner's lots. Make the allowance to be 30 days to complete. No major repairs (motor replacement, transmission, rear end) work to be allowed outside of a garage. Assessing what is considered "junked" to be a case by case basis. Allow storage of boats that are not being used and/or running as long they are not dismantled and are not an eyesore. Motion made by Carlla vandeVyver, lot 22. Butch Woopendick lot 19 seconded.**

Discussion: Carlla Van de Vyver lot 27 there has been an interpretation about what this rule means. 72 hours is too short of a time for certain repairs. Unlicensed vehicles should be allowed to be stored. Roger Emigh of Lot 76 believes the current rules are adequate. The CC&R's state that getting someone to correct an issue requires 30 days to enforce. Joan Muir wants to know who will be enforcing this rule. The Park Operations Manager has received complaints saying that she isn't enforcing the rules, this motion is to clarify. Glenn Singley lot 150 read from the Rules and Regulations, saying that our rules are essentially the same as the cities. Passing this motion would only add verbiage regarding minor repairs. Kathy Milan lot 23 wants to know who and when it will qualify the monitoring. Butch Hovendick lot 19 thinks the rules are too strict, a lot of members are on fixed income and if you aren't disturbing the park it shouldn't be an issue. Larry Ames lot 23 explains that this has happened to him already, it upset him. This rule should be passed because it creates equality for everyone. Nancy Brock lot 219 agrees with Butch that sometimes it takes a minute to fix a vehicle.

Motion Passed.

Jim Sanford of Lot 69 calls for the vote and asks that we limit replies to keep the meeting shorter.

- **Motion that all written complaints be kept confidential, including to the BOD. Motion made by Jana Ainsworth of Lot 211 seconded by John Coates lot 213.**
 - **Motion made to vote immediately. Motion made by Jana Ainsworth Lot 211 Seconded by John Coates Lot 213.**

Discussion: None

Motion Passed.

47 for. 14 against. Motion Passed

- **Motion to define and prohibit short term rentals as a rental less than 30 days. Kathy Milan lot 23. Seconded Nancy Brock lot 219.**

Discussion: None.

Motion Passed.

- **Motion to prohibit political campaign information including flags etc. in Coast village. Butch Hovendick, Lot 19. Second by Kathy Milan Lot 23.**

Discussion: Carol Marey lot 176. They're taking away our political rights to have an opinion. Robert Davidson lot 147 asks why a personal vehicle is exempted. Jim Sanford of Lot 69 says the political flag is being politicized. Nancy Brock asks if gay pride and black lives matter are considered political. Glenn Singley Lot 150 brings up the wording campaign which is specific. Wayne Ansel lot 243 wants to have people have their own beliefs. Ben Davidson of Lot 229 questions whether it should be "candidates" instead of campaign information.

30 against. Motion does not pass.

- **Motion to require 9 months residence before becoming a board member.**

Discussion: Roger Emigh says that this is already in the bylaws. Read from the requirements from Rules and Regulations. Carlla Van de Vyver of Lot 22 reached out to the attorney who said that the only requirement requires ownership in good standing.

Request building a gazebo for outdoor gathering near the office where the volleyball court is.

Vicky Dunaway says that we could wait until the price of lumber goes down.

Pam DeWolfe of Lot 27 would like to change it into a pickle ball court. Jay Guettler reminds the attendees that it can't be brought up unless it's on the agenda. Glenn Singley thinks it's a good idea as long as it's self-funded. Jon Coates would like a gazebo bocce ball court. Gerry Lowe of 259 Outer is concerned that this requires maintenance.

Good of the order

- **Motion to adjourn by Jerry Sanford of Lot 57. Seconded by Noel Smith 261.**

Discussion: None

Motion Passed

Meeting adjourned 1:39pm