

COAST VILLAGE PROPERTY OWNERS CORPORATION
ANNUAL MEMBERSHIP MEETING
JULY 16, 2022
APPROVED MINUTES
Prepared by Glenn Singley, Secretary

The July 2022 Annual Membership Meeting was called to order in the Coast Village Rose Room at 10:00am by President Jay Guettler.

A quorum was established by the Elections Committee Chair with 52 voting members present.

The agenda was accepted without objection.

Jay thanked everyone who attended and gave meeting rules / notices. He then introduced the staff and Board.

Karla Holloway of Holloway & Associates was introduced by Jay. Karla read the Annual budget and budget comparisons.

Julie Berndt Lot 100 asked how much was set aside from insurance. Karla responded that she doesn't know. POM said that the common areas are covered for disaster except for earthquake. The insurance covers liability.

Robert Davidson Lot 147 asked whether the loss declared in the budget was credit or a budget loss. Karla expressed that it was a budgeted loss. And that the PPP loan from 2021 was forgiven.

Karla said that there is just under \$100,000 in the bank and explained that the organization is in good shape.

Motion to dispense with the reading of the minutes: made by Christina Van Hook Lot 252. Jerry Lowe Lot 259 seconded. Motion passed.

REPORTS:

POM Report

Carlla Van de Vyver read the POM report and revised the accountant's statement that the organization has over \$100,000 in the bank.

Sue Foss Lot 239 wants to know what kind of fines are assessed for the pool.

Someone on Easy Street asked about the pump station cover.

Larry Beveridge Lot 251 asked about the satellite bath usage and costs. POM explained that the satellite bath is used regularly by multiple people and the costs for electrical runs about \$200 per month.

Ted Hocker Lot 142 asked about the number of maintenance staff. POM explained the amount of maintenance staff. Ted was concerned that there are volunteers pulling weeds in the flower beds. POM explained that the front of the park is slightly neglected and that Tom and Kathee

Melahn volunteered to clean it up, so since it saved money to have them do it, she allowed and encouraged it. POM explained the maintenance staffs process for cleaning the park.

Chris O'Neil Lot 190 asked about the bathroom code and why it is different than the gate code. POM explained that it was to keep vagrants and those who were not supposed to use it out.

Vicki Dunaway Lot 145 said that the shower outside by the pool should be cooler, and that there should be a webcam to tell you if there are 10 people in the pool. POM said you can call the office.

Elsie McKean said the shower isn't too warm.

Jerry Sanford Lot 57 said that there are signs that say you shouldn't let food or beverages in the pool area, but there were people eating or drinking by the pool the other day. POM explained that if there is someone by the pool eating, you should call her.

Glenn Singley Lot 150 said there could be privacy issues regarding the webcam on the pool.

Jay thanked the POM for her diligence and kindness.

Activities Committee

No report presented.

ARC Report

ARC Chair Tashi Fonteyn read the 2021-2022 ARC report.

Ted Hocker Lot 142 stated that removal of a tree was not allowed and that trimming is allowed. Tashi said it was added to the file.

Pam DeWolfe Lot 27 had a fence request that was approved.

Greenbelt Committee

No report presented.

Susan Hekimoglu Lot 193 wants to know why there isn't a report from the Greenbelt Committee. Jay explained that there is no Greenbelt Committee. Susan asked why, if there are a lot of discussions about greenbelts in meeting minutes, there is no activity for greenbelt. POM explained that the Greenbelt Committee was disbanded because of a lack of volunteers, and that greenbelt issues are now under the ARC and POM purview.

Glenn Singley Lot 150 recommended that anyone who is interested in greenbelt issues and rules, to go to the home page of our website and click on the underlined greenbelt link.

Elections Committee

Elections Committee Chair Ila Mae Robinson read the Elections Committee report. Jay thanked Ila Mae and all of the members of the Elections Committee.

OLD BUSINESS:

Update on the Motion to go to the city regarding a change to 10-29 for changing definitions to address soft top carports. Motion passed in 2021 Annual Meeting.

Jay asked to move this into the new business. Larry Ames Lot 26 explained that the city will not

consider changing 10-29 until the CC&Rs have been changed. Jay explained that this motion is to move the item to new business. Glenn Singley Lot 150 was the volunteer to approach the City regarding soft top carports. During the process of reviewing for the soft top issue the city explained that they would be willing to look at 10-29 and that if they did, changes might occur beyond the issue of soft top carports.

Becky Lowe Lot 259 asked what the question regarding soft top carports was. Glenn explained the carport issue with setbacks and why the 20 foot setback that the City requires shouldn't apply to Coast Village.

Kathee Melahn Lot 23 said that if we are going to change the setback we need to change the CC&Rs and that liability will be on Coast Village if they allow violations of the setback.

Jerry Sanford Lot 57 made a motion to move the topic to new business. The motion is unnecessary.

NEW BUSINESS:

Motion: Ban all fires in Coast Village unless fire pit/receptacles are approved by ARC. Pat Rongey Lot 205 - Motion withdrawn.

Motion: Keep bushes by stop sign to be even with the bottom of the stop sign. (Outer Drive and Azalea). Pat Rongey Lot 205 - Motion withdrawn.

Motion: Add to the Rules & Regulations: All Soft Top Carports without sides shall be set back at least 5 feet (5') from the closest edge of the pavement. All soft top carports with sides shall be set back at least 10 feet (10') from the closest edge of the pavement. No carport shall be placed that requires driving on a neighboring property to enter or exit. Glenn Singley Lot 150. Carlla Van de Vyver Lot 22 seconded.

Discussion: Glenn explained that the city is not enforcing setback rules. There are no CC&R rules regarding carport setbacks. Glenn wants the membership to make a decision about whether to create a rule or ignore the issue.

Julie Berndt Lot 100 asks about the definition of the carport in question. Glenn said he will review during discussion.

Larry Beveridge Lot 148 doesn't agree with the changing of laws.

Tom Melahn Lot 23 says this feels rushed and there is no specification about what a soft top carport means.

Dianne Newman Lot 85 says that the board has been reviewing the issue and that this is moment for the membership to decide.

Sandy asked if the city is going to look at 10-29 and then start wanting to enforce things they haven't been.

Glenn said that it's unlikely that the city will change 10-29. Glenn then read the description of soft top carports that can be added to the R&Rs.

Julie Berndt Lot 100 asked for clarification.

Susan Hekimoglu Lot 193 wants to know why we're bothering if the city isn't.

Glenn responded that there are carports that are in violation and that a greater definition would be helpful.

Ted Hocker Lot 142 said that the city is negligent about enforcing the rules even for hardtop carports.

Kathee Melahn Lot 23 wants to know how many carports are in violation. Glenn said 10 to 12. Kathee said that it's less than 2% of the population of Coast Village, and asks if it is worth it for 2%. Glenn responded that the 2% might appreciate it.

Larry Ames Lot 26 talked about how he fought for his 10' setback. He reminded that 5 years ago The Board voted soft top carports out of the park. Then a month later they were voted back in by the Board. He says that the major issue is that people are using other's properties for turning into them.

Larry Beveridge Lot 148 calls for the vote. Seconded by Ted Hocker Lot 142.

Glenn reread the motion.

Motion failed by a vast majority.

New Motions

Motion: Prohibit loud music, or other intentional disturbing noises, that can be heard outside of the lot boundaries. Such disturbances will receive a verbal warning on the first offense, followed by a written warning on the second offense. Any offenses thereafter will result in a fine as documented in the Rules & Regulations. Motion by Carlla Van de Vyver Lot 22. Seconded by Dory Hethcote Lot 97.

Robert Davidson Lot 147 stated that Nuisances are covered in R&Rs 5.5.

Diana Newman Lot 85 asked if it's just music or all noises. Carlla said loud music or other disturbing noises.

Julie Berndt Lot 100 asked for clarification of the definitions. Carlla explained that loud noises are described partially in the CC&Rs.

Diana Newman Lot 85 asked "During what hours?" Karla said during City Code hours.

Glenn Singley Lot 150 asked to have the motion reread.

Robert Davidson Lot 147 asked what an intentional noise is and that it is ambiguous and why don't they just call the police. Carlla explained that the police would need to record decibels and that decibels are difficult to determine.

Donna Rudd Lot 18 asked if her daughter can have a party with music.

Claudia Garrett Lot 243 said the motion is geared toward her lot. The music is used during their worship and their house is near the street. They have tried to resolve this with the neighbors. She believes the conversation that has been had around the issue has been false.

Pat Thompson Lot 136 asked if there is a rule for the daytime noises. She doesn't hear the music in question. She was under the impression that we have a 10pm noise curfew.

Larry Ames Lot 26 said that the noise travels very easy in the park. The rule needs to be clarified.

Pat Rongey Lot 205 asked why Carlla doesn't go out and record decibel levels.

Julie Berndt Lot 100 agreed that the rule needs to be clarified.

Claudia Garret 243 said the City came out and recorded the decibels and they said it was below indecent levels.

Robert Davidson Lot 147 had an issue with a neighbor complaining about noise levels. The City Code requires certification for noise measuring.

Glenn Singley Lot 150 asked if anyone could define "Nuisance".

Janet Ainsworth Lot 211 said that everyone has an opinion about what a nuisance is.

Jacque Beveridge Lot 148 doesn't think we need a rule.

Call to vote by Tashi Fonteyn Lot 77. Seconded by Jerry Sanford Lot 57.

Motion failed by a vast majority.

Motion: Ask membership to adopt the new ARC Policies and Procedures. Motion by Tashi Fonteyn Lot 77, seconded by Diana Newman Lot 85.

Discussion: Tashi explained what she did to create the new P&Ps.

Susan Hekimoglu Lot 193 said that she hasn't had a chance to read the document and doesn't want to vote until she's read it.

Glenn Singley Lot 150 suggested that people take a chance to review it during the lunch break. Tashi asks that everyone reads it.

Break for lunch at 12:10pm

Returned from lunch at 12:40pm

Susan Hekimoglu Lot 193 asked about the handwritten page. Tashi explained that the handwritten page was just the motions that the board had made that needed to be added in.

Mose Starkie Lot 97 said that voting this through at an Annual Meeting means the only way to revoke or modify the document is in another annual meeting.

Janet Ainsworth asked if the P&Ps motion stating that projects over \$2000 applies to the owner

performing the work. Glenn Singley Lot 150 said that it does not.

Susan Hekimoglu Lot 193 asked why the board cares if it's on a private lot. Glenn Singley Lot 150 responded that it is State law.

Diana Newman Lot 85 said that it only applies with contract work.

Robert Bishop Lot 260 wants to know why this document exists when everything is already in other documents.

Larry Ames lot 26 agrees with Mose Starkie and this should be passed at a Board meeting.

Kathee Melahn Lot 23 brought up the ARC P&Ps from previous years and that the modifications were made in writing by a committee of one.

POM states that the push to have a \$2000 limit on contractors was created to stop contractors from taking advantage of older members. She also corrected Kathee's statement that the document was created by a committee of one.

Glenn Singley Lot 150 agrees with Mose Starkie that this is not the venue to approve this document but should be done at a Board meeting.

Motion failed by a vast majority.

Good of the order

Sue Foss Lot 239 has a concern that the internet doesn't work well in the clubhouse. She believes it is a health hazard to not have the ability to make calls.

Susan Hekimoglu Lot 193 wants to thank Tashi and the ARC for all the work they've done. She believes the decisions like that the P&Ps should be run at the Board level.

Motion to adjourn made by Diana Newman Lot 85, seconded by Jerry Lowe Lot 259. Motion passes.

Motion adjourned at 1:01pm