COAST VILLAGE PROPERTY OWNERS CORPORATION

BOARD OF DIRECTORS MEETINGS - CVPOC - Rose Room

Board Meeting, 10am August 15, 2020

APPROVED October 29, 2020

MASKS ARE REQUIRED TO ATTEND THIS MEETING

The meeting was called to order 10:02 a.m. by President Jay Guettler.

A quorum was established with President Jay Guettler, Vice President Diana Wolfe-Newman, Treasurer Dory Hethcote, Secretary Donna Rudd, and Directors Paul Deemer, Ila Mae Robinson and Glenn Singley.

The agenda was approved without objection as amended.

REPORTS:

Treasurers: Report presented by Dory. **Motion** to transfer $779 for water project made by Dory Hethcote, seconded by Ila Mae Robinson. **Motion passed unanimously**. **Motion** to transfer $5680 for the water project made by Dory Hethcote, seconded by Ila Mae Robinson. **Motion passed unanimously**.

Park Operations Manager Report: Submitted and read by Carlla. Spruce Street facing and west side perimeter fences are ready to be repainted and the material has been purchased. A fence post that was damaged by a hit and run driver is ready to be replaced and the cost will be reimbursed by the person responsible. The resurfacing of Rhody Loop and Driftwood Lane has been completed as of August 11th. Three gate valves needed replacing and were $5,680 outside the scope of the water project budget. The sidewalk on the west side of Spruce St. has been lifted by a tree root, the city refuses to remove the tree and we will be replacing the section of sidewalk affected soon. The pool repair is still waiting for a part to arrive, it's expected this week. The city has rejected our request to install a crosswalk unless CVPOC pays for it to the cost of $25,000.

Discussion: Robert Davidson of lot 147 requested more information. POM Carlla van de Vyver explained that since CVPOC employee schedules are chaotic enabling them to be able to accumulate PTO is only fair, so long as accumulation is within reason. Robert Davidson expressed concerned there is no official limit on how much PTO can be accumulated. **Motion** made by Dory Hethcote and seconded by Diana Wolfe-Newman to allow an accumulation of PTO.

- **Motion passed unanimously**

ARC Report: The ARC Committee Report was read by Chairman Mose Starkie. There was a complaint that the greenbelt on two lots were being removed. The ARC Committee inspected the sites and determined that there was no visible removal of either greenbelt.

MOTION: Lot 257 requesting a black plastic mesh attached to the ramada's vertical supports. Fence is to be 48" high, 20' along the front of the structure and 40' along the side. No encroachment in greenbelt. **Motion** was made by Dory Hethcote, seconded by Paul Deemer. **Motion passed unanimously.**

Lot 230 requested a permit for a fence or gate that extended from the shed to fence. No **Motion** made.

Discussion was held about Lot 121. The new owners of Lot 121 Outer Drive are repairing the property and currently have no off street parking. They would like to move the propane currently on the side of the structure further east beyond the tree and make the original space a parking area. Waiting for survey and permit request. Proposed driveway may be in greenbelt. Ila Mae Robinson believes that the owner of lot 120 has done a survey and the survey pin is in the street. Glenn Singley recommends that the ARC committee inspect lot 121's file for a current survey. It was mentioned that new city regulations about propane tank placement require 3 feet of clearance on all sides and that the current location is grandfathered in.

Greenbelt Committee Report: Chairwoman Pam Guettler not present, report read by Dory Hethcote.

Garden Committee report: Nothing to report

Actions Without Meeting: All Actions Without Meeting passed since the previous meeting have been reviewed by the board.

Motion to correct old motions:

- **MOTION: to rescind motion made September 15, 2015 to actively search out invasive species. Motion** was made by Glenn Singley and seconded by Diana Wolfe-Newman.

  Discussion; Robert Davidson 147 asked if CVPOC was currently seeking out invasive species. Glenn responded that the organization is not actively seeking out invasive species unless requested by membership. **Motion passed unanimously.**

- **MOTION: to rescind Motion from June 20th 2015 about corporation gas operated equipment. Motion** was made by Glenn Singley seconded by Dory Hethcote**. Motion passed unanimously.**

- **MOTION: to rescind Motion - April 12 2014 to use Worksource Lane for employee recruitment. Motion** was made by Glenn Singley, seconded by Ila Mae Robinson**. Motion passed unanimously.**

- **MOTION; to rescind June 6, 2013 - office manager to use CVPOC credit card to purchase gasoline. Motion** made by Glenn Singley, seconded by Dory Hethcote. **Motion passed unanimously.**

- **MOTION; to rescind June 6, 2013 - to limit the amount of Paid Time OFF (PTO) by employees. Motion** made by Glenn Singley, seconded by Dory Hethcote**.** **Motion passed unanimously**

- **MOTION; to rescind Motion June 6 2013 concerning overtime. Motion** made by Glenn Singley, seconded by Diana Wolfe-Newman**. Motion passed unanimously.**

- **MOTION: to rescind two motions from February 20 2010 - Regarding Collections. Motion** made by Glenn Singley, seconded by Dory Hethcote**. Motion passed unanimously.**

Pool update
The pool update was presented by Carlla van de Vyver. Emerald pools says part is being traced and is expected to be here on Monday, August 17th.

Limit of canvas top parking structures
Discussion: Robert Davidson of lot 147 believes the board had previously made a motion to restrict all temporary structures, and later with the approval of membership removed the restriction. POM Carla van der Vyver is concerned the membership might be under the belief that any structure with a canvas top is automatically approved, and recommends that the board declare guidelines for approval. Director Glenn Singley volunteered to create a set of guidelines for review at the next board meeting with assistance from Dory Hethcote, Mose Starkie and Diana Wolfe-Newman. Carla van der Vyver suggested that the guidelines be moderate in nature. Director Ila Mae Robinson recommends that the guidelines determine how long a “temporary structure” is considered temporary. ARC Chair Mose Starkie interjected that a structure containing any metal, no matter the type of cover, is considered not temporary.

New business
Complaints; POM Carlla van der Vyver in response to a previous comment, Emerald Pools has provided a specific part because we have a very specific pool setup. Emerald Pools said that if a vent can’t be found for our pool, which operates on propane, we’ll have to switch heater types completely.

Confirmation of election chair:

- **Motion to confirm Ila Mae Robinson as Elections Chair. Motion** made by Dory Hethcote, seconded by Diana Wolfe-Newman**. Ila Mae Robinson abstained. Motion passed.**

Old business

Dory Hethcote presented a letter from lot 144 requesting an emergency extension due to COVID-19 of the 6 month guest duration limitation.

Discussion; Robert Davidson of lot 147 stated that Florence City Code Title 10, Chapter 29, paragraph 3 declares the duration allowed in guest quarters and CVPOC doesn't have authority to override city ordinance. He recommends non-enforcement rather than official motion that would put CVPOC in violation of City Code. Carla van de Vyver believes the issue stems from complaints that have already happened and that due to COVID-19 this is a separate issue. Mose Starkie believes that any resolution shouldn't be a precedent for future discussions. Paul Deemer commented that special considerations need to be made during the duration of the COVID-19 crisis. Robert Davidson recommends that a representative of CVPOC speak to the Florence City Council and request a motion be made during a City Council Meeting for changing Title 10-29-3b to allow a COVID-19 related extension. No motion made.

Executive meeting confidentiality

Executive meetings need to be confidential. Glenn brought up that anything decided in executive session needs a motion made and voted on afterwards in a public session.

Gate valves

No comments

Good of the order

Discussion; Robert Davidson of lot 147 recommends the Board use the motions forms used by previous boards for efficiency. Scribe instructed to fill out forms for official records.

Motion to adjourn

- **Motion** to adjourn the meeting made by Glenn Singley, seconded by Ila Mae Robinson**. Motion passed unanimously.**

Meeting adjourned 11:24am.