COAST VILLAGE PROPERTY OWNERS CORPORATION

**BOARD OF DIRECTORS MEETING**

CVPOC Adult Lounge

June 20, 2020

APPROVED

The meeting was called to order at 10:03 am by President Jay Guettler.

A **quorum** was established with President Jay Guettler, Vice President Diana Wolfe-Newman, Treasurer Dory Hethcote, and Directors Pat Thompson, Donna Rudd, Glenn Singley, and Noel Smith.

**Meeting agenda** was **approved** with these additional items: Improve Motions Data Base, appoint or hire a Data Base Archives Manager, and a request for a 6 months additional dwelling unit extension. Motion to approve additions made by Pat Thompson, 2nd by Donna Rudd, **motion** passed unanimously.

**Minutes** from the January 18, 2020 meeting were read by Diana Wolfe-Newman. Motion to approve minutes made by Dory Hethcote, 2nd by Donna Rudd, **motion** passed unanimously.

Discussion (not added to the agenda) Joan Muir from lot 241 Horseshoe Bend wanted the Board to review **noise complaint**.

Becky Lowe from lot 259 discussed issue of pool heater, many owners want to have pool heated, and water aerobics class wants the pool heated. Much better for folks with arthritis. POM will follow up with Emerald Pool.

The **Treasurer's Report** was read by Treasurer Dory Hethcote. Motion to pass the Treasurer's report made by Pat Thompson, 2nd by Diana Wolfe-Newman, **motion** passed unanimously.

Motion made by Pat Thompson to approve the 2020 to 2021 budget for Coast Village, 2nd by Noel Smith. **Motion** approved unanimously.

Motion made by Dory Hethcote to transfer $2845.00 from the Coast Village Reserve fund to the Operations fund for a "sewer line" replacement that is needed, 2nd by Noel Smith. **Motion** approved unanimously.

Motion made by Dory Hethcote to approve transfer of $5300.00 from the Coast Village Reserve fund to the Operations fund for a water project payment, 2nd by Diane Wolfe-Newman. **Motion** approved unanimously.

The **Park Operations Manager's Report** was read by POM Carlla van de Vyver. Included was a "Pool Update". POM has had numerous conversations with Emerald Pool regarding the pool heater issue, (installed, worked for 2 weeks, and then exploded because it was set up for Natural Gas, not propane). No satisfactory response, POM sent a letter to the manager. POM will allow 10 business

days for Emerald Pool to respond to her letter, approximately July 6th, 2020. Carlla will notify the Board of their response. The Board can then take further action thru an AWM, if needed. Pool will open without a heater on June 22, 2020. POM said that we can't have a diagnostic test completed on the pool because that would make the warranty invalid. Glenn Singley stated that as an HOA, we have no legal responsibility to heat the pool.

Motion made by Dory Hethcote to retroactively approve $3967.25 to be paid to Emerald Pool for a pool heater replacement, 2nd by Pat Thompson. Motion should have been presented to the BOD in March 2020 meeting, but meeting was cancelled due to Covid-19. **Motion** passed unanimously.

Motion made by Noel Smith, to hire a private contractor to record and compose written copy of Coast Village Board meeting minutes and workshop minutes at $16.00 per hour to be filled by Park Operations Manager, 2nd by Dory Hethcote. **Motion** passed unanimously.

**Committee Reports**

**Activity Report recap** read by Dory Hethcote.

**ARC Report** was read by Chairman Mose Starkie.

**Greenbelt Preservation and Advisory Committee Repor**t was read by Pam Guettler.

**Elections Committee:** Chairman Pat Thompson didn't submit a report but stated the Declarations for 3 board members were mailed out on May 26th, 2020, due back on June 22, 2020 at 3pm. The ballots and copies of owner declarations will be sent out to the Coast Village membership on June 29, 2020. Ballots will have a return date of July 14th, 2020.

Motion made by Glenn Singley to discontinue counting of the CCR revision ballot, consider the new CC&R issue un-passable, 2nd by Dory Hethcote. **Motion** passed unanimously.

**Actions without a Meeting**:

All Actions without a Meeting that were passed from January 2020 to present were reviewed by the board.

**Old Business:**

Motion made by Noel Smith to **rescind** the January 2020 motion changing setbacks from dwellings and accessory buildings to 10 feet. Coast Village Title 10, Chapter 29, 5: C: 1 – hasn't been changed by the City of Florence, 2nd by Dory Hethcote. **Motion** passed unanimously.

| Florence City Code: |
| --- |
| 10-29-5: LOT AND YARD PROVISIONS: A. No partitions or lot line adjustments are allowed. B. Lot Coverage: The maximum coverage by all enclosed structures shall not exceed thirty five percent (35%) of the lot area. The maximum coverage by all impervious areas, including all structures and paved surfaces (excepting Home Owner Association streets and roads encroaching on private lots) shall not exceed sixty five percent (65%) of the lot area. C. Yard and Buffer Regulations: Unless a variance is granted in accordance with |

Chapter 5 of this Title, minimum setbacks and buffer regulations shall be indicated below: 1. Front Yards: All dwellings and structures shall be set back at least twenty feet (20') from the front property line unless the street pavement encroaches onto the lot, then the dwelling portion of the structure may be setback a minimum of ten feet (10') from the closest edge of pavement and the garage or carport shall be set back twenty feet (20') from the closest edge of pavement.

ARC documents and our Coast Village governing documents have no mention of setbacks for trailers with slide-outs, this issue needs to be reviewed and documented. Board will need to add a setback requirements for slide outs to our written documents at a future date.

**New Business**

Greenbelt Inspection requested before the sale of any property by the GPAC isn't legal. We could possibly notify owners that the ARC committee wants to conduct a greenbelt survey to update all lot files; but this would have to be inclusive of all lot owners.

Motion by Glenn Singley to fine Lot 33 Easy Street $250.00 for failure to follow ARC guidelines per ARC Policies and Procedures, 2nd by Dory Hethcote. See ARC request dated May 25, 2020, received by ARC committee chair on June 1, 2020. **Motion** passed unanimously.

Note: Violation of Greenbelt requirements; letter from POM to be sent; board may approve fence, fine lot, or both.

ARC received a fence request from Lot 228 Horseshoe Bend, fence request was approved by the ARC and the Coast Village Board.

Motion by Dory Hethcote to create Archivist role to maintain the Motions Data Base. Position to be managed by the Park Operations Manager, 2nd by Pat Thompson. **Motion** passed; 5 yes, one board member absent.

Motion by Noel Smith to extend a 6 month 2nd dwelling unit at 18 Sand Dollar Drive due to the COVID-19 shelter in place orders. To be extended until December 20, 2020, 2nd by Dory Hethcote. **Motion** passed with 4 yes votes, 1 absent, 1 abstain.

The Coast Village Annual meeting will be postponed; we will have the annual meeting at a later time. Submit Agenda item requests for annual meeting; meeting date not yet determined.

Motion made by Glenn Singley to go to Executive Session" at 1:13 pm, 2nd by Dory Hethcote. **Motion** passed 5 yes votes, 1 board member absent.

Motion made by Dory Hethcote to return Board Meeting to "Normal Session" from "Executive Session" at 1:36 pm, 2nd by Noel Smith. **Motion** passed with 5 yes votes, 1 board member absent. Board members discussed corporate communications.

Motion made by Dory Hethcote to adjourn the June 2020 Coast Village Board of Directors meeting at 1:36 pm, 2nd by Noel Smith. **Motion** passed with 5 yes votes, 1 board member absent.

Meeting adjourned at 1:36 pm.