

COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETINGS - CVPOC - Rose Room
APPROVED 6/11/22

Board Meeting: 10 am April 16, 2022
Meeting held in the Coast Village Rose Room

President Jay Guettler, Vice President Diana Newman on Zoom,
Treasurer Dory Hethcote,
Directors; Tommy Brunetto, Paul Deemer, Tashi Fonteyn
Park Operations Manager Carlla Van De Vyver

Members present: Ben Davidson Lot 229, Kathy Melahn Lot 23, Joan Muir lot 241, Glenn Singley of Lot 152, Sue Voss lot 239

Meeting called to order at 10:00am
Quorum Met

Additions to the agenda – Good of the Order

Governing document review: House bill 2934.

Election Dates.

Office copier

Without objection: Agenda approved

Previous Minutes

Previous minutes read by Dory Hethcote.

Some changes were made, including correcting lot numbers.

Motion to approve the minutes as modified for March.

Motion made by Tashi Fonteyn, seconded by Dory Hethcote.

Motion passed unanimously.

POM report

POM report read by Park operations manager Carlla Van De Vyver. Addition to the written document is that POM spoke with the bank and a change doesn't need to be made per her recommendation.

ARC Report

ARC Chair Tashi Fonteyn read the ARC Report. POM asked if there was an accurate drawing of lot 26 and if there will be a request for the board to approve a fence. Tashi said yes there is an accurate drawing, but the request came in too close to the meeting date for ARC to set an appointment for inspection. That is happening the first part of next week. Joan Muir lot 241 had a question for the

ARC. ARC's advice: It is a good idea to put the ARC application in, just to be sure. Worst case scenario you have the work done, and you didn't put the application in. That can result in fines. Best case scenario, you put the application in, and you didn't need it.

Treasurer's report

Treasurer's report read by Treasurer Dory Hethcote

Motion to move \$58,153.88 from reserve to operations:

- **\$1,230.64 for the pump station #1 electrical**
- **\$19,888.00 for Coast Paving**
- **\$33,300.00 for the pump station #1 retrofit**
- **\$1,805.24 for clubhouse electrical**
- **\$1,930.00 for camera line repair**
- **Motion by Dory Hethcote, Seconded by Tashi Fonteyn**
- **Motion passed unanimously**

Activities report

Activities report read by Tommy Brunetto

Old Business

Hud Fair housing investigation

POM says we are in a holding pattern, our liability insurance company has retained an additional attorney to assist in the resolution of the case.

Greenbelt inspection and right to enter-Discussion

Motion to approve a one page document (presented on Saturday) greenbelt inspections. Motion by Diana Newman, Seconded by Tashi Fonteyn

Discussion: Tashi said that she has the one page document in front of her. Jay asked if everyone had the opportunity to read this. Tashi said it should be tabled until people are familiar with it. Diana talked about the supporting documents she put together in March, and requests that the board read it. There was much discussion regarding clarification.

Tashi would like the ARC to have the authority to discuss corrective greenbelt issues in the moment, and believes that is in essence what this document is trying to do. POM says that there is nothing in place that prevents the ARC from addressing greenbelt issues in the moment. Jay says that if there is a conflict type of situation, then we have the ability to write a letter of intent to inspect, but otherwise it shouldn't be an issue. POM agrees.

Motion tabled until June

Break at 11:00am

Return at 11:05am

Approval of written information for distribution regarding greenbelt rules.

Glenn Singley lot 150 reminded that in May of 2019 the board authorized POM to address greenbelt violations, with the ability to fine.

After further discussion, agenda item tabled until June.

New Business

Complaints:

Complaint loud music x 2

POM has received several complaints about loud music. POM has fined and communicated with the complainant. The member in question says that they are in the time the city declares to be lawful, but the POM would like to have a new rule regarding disturbances.

Joan Muir 241 Horseshoe bend says she has been dealing with this situation since 2016. The music is so loud that it rattles their windows. Jay would like Joan to collaborate with the board on regulation definitions.

After much discussion by several members, Jay said there should be a committee to create an agenda item to create a rule, this meeting is not the format.

After further discussion: Dory asked Joan to create a committee.

Loose dogs x2

POM discussed a member who has an issue with their dog getting loose. It doesn't hurt anyone and isn't dangerous, but it is running loose. Dory is going to inspect the fence with Glenn Singley and possibly reinforce it. Tom Melahn lot 23 says he will help fix the fence.

Lot appearance complaint

There is a written complaint about a lot that is a bit unsightly.

Pom addressed the issue, and is monitoring the situation.

Lot 31 Is requesting a reduction in the greenbelt fines they have received. There are on-going issues, including 140 phone calls to the POM from one of the former tenants. The situation is under review of the POM and the ARC. Jay asked the POM to put the request for the greenbelt fine reduction on the June agenda.

Jay asked if there was further discussion, or questions: Dory wants to know whether the destruction of the greenbelt is new or old. Tashi described the extensive new destruction. ARC has been there several times.

Discussion: Wording in CC&R's about signs and how it will affect political signs in upcoming elections

Jay said no motion was developed, during the workshop. He stated that if the membership wants to see this on the agenda for the annual meeting. They need to add this item to the annual meeting agenda. POM says that there is already a rule in place against all signage, this includes political signs. There is no need for another rule, there should be enforcement of the current no signage rule. It is in the CC&R's.

After a great deal of discussion by multiple members, including flags on flag poles only, (possible annual meeting agenda item) no further action taken.

Good of the Order

Ila Mae discussed Elections Committees dates

Election Schedule: On May 10th declarations will be made available: pick up in the office, post office, or website.

June 10th declarations must be returned by

June 14th ballot mailing

July 11th Ballot return by date

July 12th Ballot Count

July 16th annual meeting

There are 3 positions open for election

Dory Hethcote, Ila Mae Robinson, and Paul Deemer

Glenn Singley reminded that the new board isn't seated until the first board meeting after the annual meeting. Diana asked if any current board members that are up for re-election, going to run again. Dory said she is.

Glenn Singley lot 150 : Glenn believes that the BOD needs to improve in the area of reading documentation concerning agenda items before the monthly workshops. An agenda item is being put out for 3 months because a lot of the board members did not read the documents. He reminds us that the board has a responsibility to the membership, and reading the documents put forward in a timely manner is a part of that responsibility.

Sue Voss lot 239 wants to say Thank You to the employee who did the lot, parking spot lines.

Kathy Melahn lot 23 asks what the position on the soft top carports is. Tashi said that currently the ARC's position is to wait to see what happens at the annual meeting. Someone should put in on the Annual Meeting Agenda, due to the widely varied positions regarding them. There was a great deal of discussion by multiple members regarding the annual meeting agenda item processes.

**Governing document review: House bill 2934, Discriminatory language.
Motion to pay the attorney \$900 and allow the lawyer to move forward with the modification of the governing document review.**

Motion by Dory Hethcote, seconded by Tommy Brunetto

After discussion

Motion Passed unanimously.

Motion to go into executive session.

Motion made by Tashi Fonteyn, Seconded by Tommy Brunetto

Motion Passed unanimously.

Break at 12:15

Return at 12:20

Entered executive session at 12:20

Returned from executive session 1:28pm

Banner bank, no changes at this time, monitoring.

Discussion of personnel matters, no motions required.

Copier

Motion to obtain new copier for office at POM discretion on lease/buy options.

Motion made by Tashi Fonteyn, Seconded by Tommy Brunetto

Motion passed unanimously.

Motion to deny appeal from lot 18 for rental storage lot 11.

Motion by Dory Hethcote, Seconded by Tommy Brunetto

Motion Passed unanimously.

Motion to adjourn: Made by DoryHethcote, Tashi Fonteyn seconded.

Motion passed unanimously. Meeting adjourned 1:31pm.