

COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETING
January 21, 2023
APPROVED MINUTES

Prepared by Glenn Singley, Secretary

The January 2023 BOD Meeting was called to order in the Coast Village Sand Lot Room at 10:05 am by President Jay Guettler.

A quorum was established with President Jay Guettler, Vice President Diana Newman, Treasurer Dory Hethcote, Secretary Glenn Singley, and Directors Ila Mae Robinson and Tommy Brunetto. Absent - Tashi Fonteyn.

Others in Attendance: Park Operations Manager Carlla Van de Vyver; Lot Owners: Robert Davidson Lot 147, Cristal Flores Lot 229, David Cox Lot 244, Lisa Von Wald Lot 86, Sue Foss Lot 259, Joan Muir Lot 241, and Kathee Melahn Lot 23.

Motion to approve the agenda. Dory moved, Ila Mae seconded. Motion passed unanimously.

Tommy read the November 2022 minutes. Motion to approve previous minutes. Dory moved, Tommy seconded. Motion passed unanimously.

REPORTS

Treasurer – presented by Dory. **Motion** to approve the Treasurers report. Made by Dory, seconded by Tommy. Motion passed unanimously.

Park Operation Manager – presented by Carlla.

Architectural Committee – presented by Jay.

Activities Committee – presented by Carlla.

Elections Committee – presented by Ila Mae.

OLD BUSINESS

1. **Rental Policy** – Workgroup to review and recommend changes to the current Rental Policies. Update - Susan Hekimoglu was not available. Tabled for March meeting.
2. **Fine Schedule Review** - Report/Recommendation - Ann Waters recommended moving some fines to different categories. **Motion:** Move the three points brought up by the Fee schedule group from ARC violations to General violations. Motion by Glenn, seconded by Dory. Motion passed unanimously.

Break at 11:04 am

Return at 11:11 am

NEW BUSINESS

1. **Money Transfer** – **Motion:** Transfer from Reserve to Operations \$1,069.82 for Emerald Pool. Motion by Dory, seconded by Glenn. Motion passed unanimously.
2. **Money Transfer** – **Motion:** Transfer from Reserve to Operations \$710.00 for Hyak for storm damage repair. Motion by Dory, seconded by Ila Mae. Motion passed unanimously.

3. **Money Transfer – Motion:** Transfer from Reserve to Operations \$2,583.00 for Scott Ryland for the sewer transfer station work. Motion by Dory, seconded by Tommy. Motion passed unanimously.
4. **Define Excavation – Motion:** Add to R&Rs the definition of excavation. “Excavation, as it pertains to CC&R’s 10.2.b, only applies to earth being moved by machinery. Earth being moved by hand that does not affect drainage is exempt.” Motion by Glenn, seconded by Dory. Motion passed unanimously.
Motion: Add this wording to the Rules & Regulations in the “Construction” section. “Any construction equipment or other transported items that could damage CVPOC common property (i.e., roads) or private property shall be trailered to a specific lot. Damage to roads, greenbelts, etc., is the responsibility of the lot owner and shall be corrected promptly. Failure to repair the damaged area in a timely manner will result in CVPOC making the repair and assessing the lot owner for the costs. Only vehicles with rubber wheels or rubber tracks are allowed on pavement.” Motion by Diana, seconded by Glenn. Motion passed unanimously.
5. **Lot 209 – Fence redesign.** As-built needs consideration. **Motion:** Approve the as-built fence on Lot 209. Motion by Jay, seconded by Dory. 4 yay (Dory, Glenn, Ila Mae, Tommy), 1 nay (Diana).
6. **Lot 86 – Readout on the status of variance by the City of Florence.** No action taken.
7. **Lot 159 – Fence application for BOD review.** **Motion:** Approve Lot 159 fence application. Motion by Dory, seconded by Tommy. Motion passed unanimously.
8. **ARC P&P – Approval of latest changes.** **Motion:** Approve modifications to the ARC P&P. Motion by Diana, seconded by Dory. After lengthy discussion the motion was withdrawn and tabled until the March meeting to allow the general membership time to review the changes.

Break at 12:10 pm

Return at 12:32 pm

9. **Restrictions on Planting Trees Along the Road – Motion:** Add to R&Rs “Any new vegetation planted shall not encroach into the roadway easement three (3) feet from the edge of the road once fully grown. Any existing vegetation shall not encroach into the roadway easement. If the owner allows encroachment by not trimming, CVPOC will trim as required up to sixteen (16) feet high.” Motion by Glenn, seconded by Ila Mae. Motion passed unanimously.
10. **Computer in Clubhouse –** Should we repair and keep it or not. Operations issue. No action taken.
11. **February BOD Meeting –** Cancelled due to lack of quorum. Dory will host a meeting for lot owners interested in joining the board.
12. **Approval of R&Rs – Motion:** Approve the R&Rs including updates from the January 2023 meeting. Motion by Glenn, seconded by Dory. Motion approved unanimously.

GOOD OF THE ORDER

1. **Loud Music from Lot 243 –** Glenn played a recording of music heard from the middle of Horseshoe Bend indicating that a problem still exists.
2. **Robert Davidson Lot 147 –** Discussed damage to the common area discussed in a previous motion. “Reasonable time” is too vague. Having someone fix common area needs to be clarified to allow for proper standards.
3. **Dave Cox Lot 244 –** Brought up the event about the Watershed tree distribution that Jay is involved in and would like to encourage people to volunteer to plant trees.
4. **Carlla Van de Vyver Lot 22 –** Expressed a concern that there is a board member who is not attending meetings. Carlla requests that a current board member approach this member to

ask them to either participate or vacate the seat.

5. **Joan Muir Lot 241** - Asked about the laundry and how much money the laundry has generated, along with the camper utilities on the side of the post office. POM explained that any member can request information about finances from the office at any time.

ADJOURNMENT: Motion by Diana, seconded by Dory. Meeting adjourned at 1:12 pm.