COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETING
August 20, 2022
Approved MINUTES
Prepared by Glenn Singley, Secretary

The August 2022 BOD Meeting was called to order in the Coast Village Rose Room at 10:01am 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, Tashi Fonteyn, and Tommy Brunetto.

Others in attendance: Park Operations Manager Carlla Van de Vyver; Lot Owners: Marilyn Mercer Lot 61, Kathee Melahn Lot 23, Joan and Paul Muir Lot 241, Will & Holly Berry Lot 171, Dennis Smart Lot 151, Donna Smith Lot 49, Maggie Lot 225, Cody & Nickie Lot 187, Cissy Jackson Lot 175, Lisa Von Wald Lot 86, Cristal Guiterrez Lot 229, Susan Hekimoglu Lot 193, and Vicki Dunaway Lot 145.

Motion: To accept the agenda as amended. Motion by Dory, seconded by Tashi. Motion passed unanimously.

Glenn read the July 2022 minutes.
Motion: To approve the minutes as read. Motion by Tashi, seconded by Tommy. Motion passed unanimously.

REPORTS

Treasurers report - presented by Dory, approved without objection.
POM report - presented by Carlla.
ARC report - presented by Tashi. Discussion about projects at Lots 209, 132, and 5.
Activities report - none given.
Elections Committee report – none given.

OLD BUSINESS

1. **ARC Policies & Procedures** - tabled until September meeting at Tashi's request.
2. **Signing of new Fence Auto Approval form by current Directors.**
   Motion: To approve and sign updated Fence Auto Approval form by current Board members. Motion by Glenn, seconded by Tashi. Motion passed unanimously.
3. **Soft Top Carport Enforcement** - nothing was discussed.

NEW BUSINESS

1. **Approval of 2022 Annual Meeting Minutes** - Glenn read the minutes.
   Motion: To approve the 2022 Annual Meeting Minutes as read. Motion by Glenn, seconded by Tashi. Motion passed unanimously.
2. **Approval of 2021 Annual Meeting Minutes** - moved to the end of meeting due to time needed to read the minutes at Dory's suggestion.
3. **Discussion** - would it be beneficial to have BOD meeting documents in a secured area of our website for Directors to review and then download if they want to? Removed from agenda at Glenn's request.
4. **Scan Lot Files to Electronic Records** - discussion and possible motion to devise a

process to scan all lot files into electronic records stored in secure area of shared drive. Tabled until September meeting at Glenn's request.

5. **New Owner Form** - adoption of form for new owner(s) acknowledging receipt of governing documents and greenbelt requirement.
   Motion: To approve new owner's documentation acknowledgement form and packet which includes governing documents, ARC policies and procedures, and greenbelt education. Motion by Dory, seconded by Tommy. Motion passed unanimously.
6. **Complaint** - letter from concerned members about Board member conduct. No action taken.
7. **No Trespassing Signs** - Florence Police suggest having them. Discussion about the need for No Trespassing signs to enforce trespassing laws. Discussion about amending 5.12 Signs in CC&Rs will be put on the September agenda.

Break taken at 12:05pm
Meeting resumed at 12:15pm

8. **Bicycle Complaint** - potential fine. The bicycle complaint has been resolved by the POM. A discussion ensued regarding the fine process, and three points were brought up.
   Motion: To adopt the fining process into Rules and Regulations. Motion by Glenn, seconded by Tommy. After further discussion the motion was withdrawn.
9. **How to deal with Harassment on CV Facebook Page** - POM has resolved situation. No action taken.
10. **Lot 175 Request to Appeal Reduced Fine**
    Motion: To reduce the fine for Lot 175 to $250. Motion by Glenn, seconded by Dory. After much discussion the vote was called. Three For: Glenn, Dory, and Tommy. Two Against: Tashi and Ila Mae. Two Abstained: Diana and Jay. Motion failed as four votes are needed for passage per Bylaws 5.5.b
11. **Approval of 2021 Annual Meeting Minutes**
    Motion: To approve the 2021 Annual Meeting minutes without reading. Motion by Glenn, seconded by Tommy. Motion passed unanimously.

<u>GOOD OF THE ORDER</u>

1. Maggie thanked the board for their hard work.
2. Cissy discussed how she didn't think the proper procedures were followed for the fine she received and wasn't aware of the rules. She did admit that she had received copies of the governing documents.
3. **Front Line Property Recognition Lot 85** - the POM will place a letter in Lot 85's lot file reconfirming that the Outer Drive property line is the front of the lot so no greenbelt is required, and that due to vision clearance establishing a short section of greenbelt on the Manzanita side is not practical.

Motion: To enter into Executive Session. Motion by Dory, seconded by Tommy. Motion passed unanimously. Entered Executive Session at 1:25pm.

Motion: To exit Executive Session. Motion by Glenn, seconded by Tashi. Motion passed unanimously. Exited Executive Session at 2:00pm.

Executive Session was about personnel matters. No action taken.

<u>ADJOURNMENT</u>: Motion by Dory, seconded by Tommy. Meeting adjourned at 2:02pm**.**