

COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETING
September 17, 2022
APPROVED MINUTES

Prepared by Glenn Singley, Secretary

The September 2022 BOD Meeting was called to order in the Coast Village Rose Room at 10:15am 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: Susan Hekimoglu Lot 193, Lisa Von Wald Lot 86, Cristal Flores Lot 229.

The agenda was accepted without objection.

Glenn read the August 2022 minutes. **Motion:** to approved with corrections. Dory moved, Ila Mae seconded. Approval was unanimous.

REPORTS

Treasurer - presented by Dory. Approved without objection.

Park Operation Manager - presented by Carlla.

Architectural Committee - presented by Tashi. A fence for Lot 236 was approved by ARC and BOD.

Activities Committee – no report given.

Elections Committee – no report given but discussion was held about some procedures. Glenn advised that our Bylaws state that new Directors are to be seated by the close of the Annual Meeting not at the regular July BOD meeting.

Break at 11:08am

Return at 11:15am

OLD BUSINESS

1. **ARC Policies & Procedures** – Board of Directors to adopt the revised “original” ARC POLICIES & PROCEDURES document dated 2010. Tabled at August meeting. Tashi explained the document for the benefit of the Board. Changes and suggestion were made by the Board. **Motion:** to approve the ARC P&P as modified. Made by Diana. Seconded by Dory. Motion passed unanimously.
2. **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 at August meeting. Removed from consideration by Glenn.
3. **No Trespassing signs** – **Motion:** For the benefit of the Corporation, “No Trespassing” signs are allowed to be displayed at the front of the lot. Said sign must be obtained, at cost, from the Coast Village office. Made by Glenn. Seconded by Tommy. Motion passed unanimously.

Break at 11:56am

Returned at 12:02pm

NEW BUSINESS

- 1. Rules & Regs** – revised complaint processes. **Motion:** to accept new complaint process. Made by Glenn. Seconded by Tashi. Motion passed unanimously.
- 2. Code of Conduct/Board Orientation** – Diana and Dory would like to re-introduce the documents. Discussion about adhering to our Code of Conduct. No action.

GOOD OF THE ORDER

- 1. Barriers across driveways** – **Motion:** Lot owners may place a flexible barrier across the front of their lot. It must:
 - a. Be at least 3 feet back from pavement
 - b. Be made of light colored (visible) chain or decorative rope.
 - c. Nothing may be hung from the barrier except a CVPOC approved No Trespassing sign
 - d. Prior authorization from Coast Village POM is required.Made by Glenn. Seconded by Tashi. Motion passed unanimously.
- 2. Rental Policy** – Carlla explained some issues with Coast Village's current Rental Policy. **Motion:** to raise the rental processing fee to \$50. Made by Diana. Seconded by Ila Mae. After some discussion, **Motion Amended to:** Raise the New Tenant Registration Fee (for rentals) to \$100, effective date September 17, 2022. Made by Diana. Seconded by Ila Mae. Motion passed unanimously.
Motion: Lot owners must provide a copy of their background check to Coast Village for new tenants. Made by Diana. Seconded by Dory. Motion passed unanimously. Discussion about creating a small workgroup to review and recommend changes to the current Rental Policies. Tashi offered to be the head of the group.
- 3. Tashi discussed members accosting other member's contractors** - **Motion:** To stop residents from confronting contracted workers or attempting to interrupt contractors from completing their work. POM may be asked to implement \$100 fine, per occurrence, at their discretion. Motion by Tashi. Seconded by Glenn. Motion passed unanimously.

Break at 1:21pm
Return at 1:26pm

Entered Executive Session 1:30pm
Returned from Executive Session 2:10pm

Personnel matters were discussed. No action taken.

ADJOURNMENT: Motion by Glenn, seconded by Tashi. Meeting adjourned at 2:12pm.