

**COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETING
NOVEMBER 19, 2022
APPROVED MINUTES**

Prepared by Glenn Singley, Secretary

The November 19, 2022 Meeting was called to order in the Coast Village Rose Room at 10:05am 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: Cristal Flores Lot 229, Kathy Melahn Lot 23, Lisa Von Wald Lot 86, Pam Guettler Lot 144, Elsie McKean Lot 247, Susan Hekimoglu Lot 193, Paul & Joan Muir Lot 241, Dave Cox Lot 244, Debbie Woods Lot 186, Anne Waters Lot 188, Karalee Grall Lots 158/231/233, Roger Emigh Lot 76, Keith Davidson Lot 147, Donna Rudd Lot 18, and Jerry Lowe Lot 258.

The agenda was amended to add an item to new business. The agenda was approved without objection.

Glenn read the October 2022 minutes. **Motion:** Approve the minutes as read. Dory moved, Tashi seconded. Approval was unanimous.

REPORTS

Treasurer - presented by Dory. **Motion:** Approve the Treasurer's report. Dory moved, Tashi seconded. Approval was unanimous.

Park Operation Manager - presented by Carlla.

Architectural Committee - presented by Tashi.

Motion: Approve excavation for deck on Lot 173. Moved by Tashi, seconded by Glenn. Motion passed unanimously.

Motion: to approve new fence and gate construction for lot 209. Motion made by Tashi. Seconded by Dory. Motion passed. 4 for, 1 opposed (Diana), 1 abstained (Tashi).

Activities Committee – presented by Elsie McKean.

Elections Committee – no report given.

OLD BUSINESS

1. **Review Previous Actions** – Lots 151 and 153 fence requests. **Motion:** Approve previously denied fence repair request for Lot 151. Motion by Tommy, seconded by Dory. Glenn recused himself again. 3 for, 2 against, 1 recusal. Motion passed.
Motion: Approve previously denied fence repair request for Lot 153. Motion by Tommy, seconded by Dory. Ila Mae recused herself as it is her lot. 3 for, 2 against, 1 recusal. Motion passed.

Break at 11:05am

Return at 11:15am

2. **Rental Policy** – Workgroup to review and recommend changes to the current Rental Policies. Susan Hekimoglu gave a brief update. A full report will be presented at the January 2023 meeting.
3. **Repair of Existing Structures** – Discussion and possible action. **Motion:** Rescind the motion from 10/15/22 regarding non-conforming structure work. Motion by Tommy, seconded by Dory. Motion was vague and needs clarification. Motion passed unanimously.
4. **“Development” Definition** – As referred to in ARC P&P. Discussion and possible action. Tabled at October meeting. **Motion:** Approve the definitions to Structure, Develop, Development, and Fence, as modified by the board to add to the ARC P&P. Motion by Tashi, seconded by Diana. Motion passed unanimously.

NEW BUSINESS

1. **ARC Member Resignation** - Jay read a letter from Ila Mae Robinson in regard to her resignation. The board thanked her for her time and effort.
2. **Complaint About Laundry Fees** - Jay read a complaint regarding the price of laundry.
3. **Motion to move \$6,850.00 from Reserve to Operations** – Sewer repair. Motion by Dory, seconded by Glenn. Motion passed unanimously.
4. **Motion to move \$6,050.00 from Reserve to Operations** - Backflow repair. Motion by Dory, seconded by Tommy. Motion passed unanimously.
5. **Motion to move \$1,650.00 from Reserve to Operations** - Gate repair after electrical storm. Motion by Dory, seconded by Ila Mae. Motion passed unanimously.
6. **Lot 209** - Response to greenbelt warning and investigation. No action taken.
7. **Fine Appeal** - Lot 202 \$250.00 greenbelt violation. **Motion:** Rescind the fine for Lot 202 greenbelt violation. Motion by Tommy, seconded by Dory. 4 for, 3 against. Motion passed.

Break at 12:15pm

Return at 12:35pm

8. **ARC P&P Addition** – Addition of preamble prior to Table of Contents. **Motion:** To be placed before the Table of Contents in the ARC P&P.

“The purpose of the Architectural Review Committee (ARC) within Coast Village is to help lot owners develop their lots for their unique purposes within the requirements of Coast Village governing documents.

The best process for lot owners and the ARC to work together is for the lot owner to contact the ARC during the initial idea stage. This will ensure a smooth approval process with the ARC helping the lot owner with specific Coast Village requirements and submitting a correct project application.

The ARC will help lot owners with all of the requirements within Coast Village governing documents. It is the lot owner's responsibility to comply with other city, county, state, and federal laws, codes, and requirements.”

Motion by Glenn, seconded by Dory. Motion passed unanimously.

9. **ARC Petition** – **Motion:** Remove Tashi Fonteyn as ARC Chairperson. Motion made by Dory, seconded by Tommy. 4 for, 2 against. Motion passed.
10. **Define ARC Responsibilities** – Keeping within the scope of CV governing documents. Issue covered in item 8 above. No action taken.

- 11. ARC Fine Form** – Approval? Glenn removed it from discussion. No action taken.
- 12. Fines Reversal** – Possibility of reversing some recent fines. **Motion:** Rescind the fine for Lot 77 from 10/26/21. Motion by Diana, seconded by Tashi. 2 for, 4 against. Motion failed. **Motion:** Rescind the fine for Lot 158 from 10/15/22. Motion by Tommy, seconded by Dory. After some discussion Tommy withdrew the motion.

GOOD OF THE ORDER

- 1. Additional Trash Can Fee – Motion:** Reduce the fee for extra trash from \$10 to \$5 per can. Motion by Tommy, seconded by Dory. Motion passed unanimously.
- 2. Lightning Strike** – Discussion about damage caused by recent lightning strike and possible action to prevent damage in the future.
- 3. Fine Process** – Discussion about fine amounts and the fine process. Anne Waters does not feel that the process was followed in her case.
- 4. ARC Chair** – Keith Davidson mentioned that “farming out” the position may not be a bad idea.

ADJOURNMENT: Motion by Tashi, seconded by Glenn. Meeting adjourned at 1:57pm.