

COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETINGS - CVPOC - Rose Room
Approved 10.16.21
Board Meeting, 10 am September 18, 2021

Meeting held via Zoom video chat

President Jay Guettler, Vice President Diana Wolfe-Newman, Treasurer Dory Hethcote,
Secretary Tommy Brunetto
Directors; Paul Deemer, Tashi Fonteyn, Ila Mae Robinson
ARC Committee Chair Mose Starkey
and Park Operations Manager Carlla Van De Vyver

Members present: Kathee Melahn of Lot 23, Richard Franklin, Vicki Dunaway of Lot 145

The meeting was called to order 10:13 am

Changes to the agenda

- Addition of Hwy 101 and 28th street property
- Request for fence at lot 75
- Greenbelt committee

Modification to the previous minutes
Removed name from first line.

- **Motion: Motion to accept minutes as modified. Motion by Dory Hethcote seconded by Tommy Brunetto**

Motion passed unanimously.

Park Operations Manager Report

Park Operations Report was read by POM

Discussion: Vicki Dunaway of Lot 145 explained that it was her that asked not to have keys shared with maintenance. She further explained that when she worked at the post office they didn't keep any of the keys. The mail person should be responsible, not park maintenance. Tashi asked if people can keep a key in their file that they purchased. Diana Wolf-Newman said that's how the system currently works. Vicki reiterates that she believes that mail is very private. Dory brought up that this is an item on the agenda. Kathee Melahn of Lot 23 agrees with Tashi Fonteyn.

ARC Report

ARC Report read by Committee Chair Mose Starkie

Greenbelt Report

Greenbelt report was read by President Jay Guettler

Treasurers Report

Treasurers Report was read by Treasurer Dory Hethcote

- **Motion: Motion to approve the report. Motion made by Dory, second Paul Deemer**

Motion passed unanimously.

Old Business

- **Motion: Motion to have Mose Starkie, Glenn Singley and another board member to approach the city with the 10-29 carport motion that was approved at the annual meeting. Motion made by Diana Wolfe-Newman. Seconded by Dory Hethcote**

No discussion

Motion passed unanimously

- **Motion: Motion to approve \$26,750 for the repair of the existing three sides of the post office and laundry building. Motion made by Dory Hethcote. Seconded by Ila Mae Robinson.**

Discussion: Kathee Melahn asked if we get multiple bids or just go with the first and only bid. POM says that sometimes she does, in this case she did not since it is with a trusted contractor who is already working on a connected project.

Motion passed unanimously.

Street Paving

No Discussion

Post office keys

Discussion: Paul Deemer agreed with Vicki's original point, instead of keeping extra keys CVPOC should keep extra locks to replace with. Dory Hethcote asks what the cost is for extra locks. Paul Deemer says that locks are approximately \$10 each. Dory Hethcote would like to verify that the post worker can change the locks before anything is done. Diana Wolfe-Newman discussed how there haven't been any issues with the current system, and if people want to change it they should be able to do it on an individual basis. Ila Mae Robinson believes that it

should be up to individual owners. Paul Deemer agrees that if there is only one complaint it isn't a real problem. Tommy Brunetto says that he believes as Paul and Ila Mae do.

- **Motion: Motion to let owners choose whether or not CVPOC retains a second mailbox key onsite. Motion made by Dory Hethcote. Seconded by Ila Mae Robinson.**

Discussion: POM discussed the current system and costs involved. Paul thanks POM. Vicki explained that she is aware of the current system and demonstrated her knowledge of how the locks are installed, and believes that it won't take that long for maintenance to change the lock. Tommy believes it's not an issue.

Motion passed unanimously.

Jay Guettler called for a break at 11:11am.

Return from break at 11:16am.

Approval for VF

- **Motion: Motion to approve Vile Fotheringham review the source documents for discrimination compliance. Diana Wolfe-Newman made the motion. Seconded by Dory Hethcote.**

Discussion: Ila Mae Robinson asked how much it will cost. Jay Guettler said it is unknown, but it is a requirement. POM says she has asked the cost as well as whether it can be done by the board, and hasn't received a response yet. Jay recommended tabling the motion. Diana Wolfe-Newman says we should wait until there is a response from the attorney.

- **Motion: Motion to table the motion. Motion by Diana Wolfe-Newman. Seconded by Dory Hethcote.**

Motion passed unanimously

Guest Dwelling Units:

Dory discussed the conversation during the workshop and how there should be a doctor confirmation that allows for an exception. Diana Wolfe-Newman mentioned how the board cannot violate the CCR's. Jay Guettler said that according to the CCR's there can be an exception. Dory went back to her original point of discovery of the 3 points of needing a caregiver. Jay asked if Dory should distribute her information and work towards this being on the next meeting. Jay tabled the issue until the next meeting.

Neighbors Facebook page

- **Motion to contact the administrator of the Coast Village Neighbors and remove the CVPOC logo and name from their page. Motion made by Tommy Brunetto. Seconded by Ila Mae Robinson.**

Motion passed unanimously

- **Motion to have Ben Davidson approach Facebook to recover the official CVPOC Facebook page. Motion made by Tommy Brunetto seconded by Dory Hethcote.**

Discussion: Ila Mae asked for clarification on the motion. Jay explained.

Motion Passed unanimously

Request for fine removal or reduction

- **Motion: Motion to reduce the fine for a lot which was \$100 for burning brush in violation of the R&R's the weekend of July 10-11 to \$50. Motion made by Tommy Brunetto. Seconded by Ila Mae Robinson**

Discussion: Tashi Fonteyn says that if we're willing to spend money to help with fire prevention on the west side, why should the fine be lowered when it can be paid in installments. She believes the fine should be kept at the full amount. Ila Mae Robinson changes her opinion to match that of Tashi. Dory Hethcote agrees. Tommy Brunetto now agrees.

Motion modified

- **Motion: Motion to deny the appeal of the \$100 for lot's violation of the R&R's the weekend of July 10-11 for the burning of brush. Motion to be made by Tashi Fonteyn. Seconded by Dory Hethcote.**

Motion Passed Unanimously.

Complaint against Neighbor

Discussion: Diana mentioned the workshop and how CVPOC doesn't get involved in neighbor disputes

Hwy 101 and 28th street property

Jay says that he would like to get this done before the wet season makes it not an emergency. POM says that it will not be less of an emergency since the cold weather will make fires more

likely. It is also an issue of public safety since the last fire was created as a threat to the inhabitants of Coast Village. A letter will be created as an action without meeting.

Diana requests a break.

Jay Guettler declares a break at 11:53am

Return from break at 12:00pm

Request for fence at Lot 75.

Mose Starkie explained the situation at Lot 75. There was an unapproved fence construction due to people trespassing on the property. ARC approached the owner and the owner then applied for a permit and permission for the fence. Mose suggests allowing the fence to be constructed and that the board levy a fine. Diana Wolfe-Newman says there is an R&R for this situation.

- **Motion: Motion to fine the lot \$250 for changes without prior ARC approval. Motion by Diana Wolfe-Newman. Seconded by Ila Mae Robinson.**

Discussion: Dory thinks the fine is exorbitant considering the previous fine, and would like to amend the fee to \$100. Diana Wolfe-Newman believes it is apparent in the rules and shouldn't be changed. Ila Mae Robinson agreed the fee is a little steep. Paul Deemer thinks its two fines. POM says that the fence in question is a CVPOC fence that is creating the problem with access. POM says that he is honestly confused that since the fence is inside the greenbelt he believed it wouldn't be an issue. Tashi thinks it shouldn't be a fine since he didn't violate a rule. Diana reminded that he did violate a rule. Tommy believes it shouldn't be two fines.

- **Motion: Motion to fine the lot \$125 for changes without prior ARC approval. Motion by Diana Wolfe-Newman. Seconded by Ila Mae Robinson.**

Discussion: Kathee Melahn believes that the board shouldn't reduce the fine, that it shows favoritism. Instead let the lot owner appeal. The board agrees. Paul Deemer has a problem with the fee schedule. Diana says the board can change the fee schedule later. Tommy Brunetto believes the schedule should be reviewed. Dory Agrees

- **Motion: Motion to fine the Lot \$250 for changes without prior ARC approval. Motion by Diana Wolfe-Newman. Seconded by Ila Mae Robinson.**

Motion passed unanimously.

- **Motion to accept the existing fence at Lot 75. Motion by Dory Hethcote. Seconded by Tashi Fonteyn.**

Discussion: None

Motion passed unanimously.

Greenbelt Committee

The Greenbelt committee had a resignation and the GPAC was absorbed back into the ARC. Richard Franklin and Pat Rongey are applying to be co-chairs of the committee. Diana mentioned the packet that was included for the board meeting and the proposal that the GPAC is moving. Ila Mae asks what the role of ARC will be if the ARC and GPAC separate. Mose Starkie explained the roles of GPAC and ARC.

- **Motion: Motion to table this issue until the next meeting. Motion by Diana Wolfe-Newman. Seconded by Dory Hethcote.**

Motion passed unanimously.

- **Motion: Motion to approve Richard Franklin and Pat Rongey as co-chairs of the GPAC Committee. Motion by Dory Hethcote. Seconded by Ila Mae Robinson.**

Discussion: Glenn Singley discussed history of the original greenbelt committee. He suggests a proposal be put forth before a chair is assigned. Diana Wolfe-Newman agrees with Glenn. Dory Hethcote agrees. Dory withdraws her motion to approve.

Richard and Pat will return to next month's meeting with their proposal for the GPAC committee.

Good of the Order

Tashi Fonteyn had Mose Starkie and Jay Guettler visit her property and believes that they trespassed on her property. She wants to know what the proper protocol is for visitation and measuring. Jay wants to know if this is an addition to next month's agenda. Tashi said that she believes that them bringing a third party is inappropriate. They also left tools on the property which she now claims as hers. Jay says that there is something in the R&R's that allows the board to inspect properties unannounced. Jay apologized for the nature of the visit. It is in the right of the board to visit, but it could have been handled better. Glenn Singley says 11.4 "Right of Entry" in the Bylaws allow inspection in relation to compliance. Tashi says that the decent thing to do would have been to contact her before showing up on the lot. Dory says that they were trying to contact but couldn't reach Tashi. Tashi says she didn't miss any calls. Tashi said she doesn't need a permit from the city. Dory says Tashi doesn't have CVPOC approval. Mose says that if there is a modification of terrain that changes drainage it needs a formal letter from the city and from the board of directors. Glenn read from the CCR's no excavation can occur without prior written approval. Jay says that this needs to be written up as an agenda item but that no further discussion should occur in this forum. POM asked if written complaint will be addressed.

Complaint from 220 Azalea regarding 211.

There is damage to the greenbelt at 211. Owner would like the issue reviewed and addressed. POM requests that the board make a decision to require anyone making major change to their lot approach the board. Diana Wolfe-Newman believes that we need to start enforcing the original CCR's. Glenn Singley says that the issue with greenbelt has always been property lines. The board cannot demand an owner get a certified survey. CVPOC can fine an owner for violation of the greenbelt, which would then allow the owner to get a certified survey.

President Jay Guettler called for a break at 1:18pm

Returned at 1:25pm.

Diana Wolfe-Newman brought up Article 9. Right to enforce declarations. She believes that fostering and maintaining doesn't allow for destruction of the greenbelt. Diana believes that CVPOC should pay for a survey in situations where it is necessary and then charge the owner in payments if they can't afford it. Mose Starkie says people shouldn't assume the owner is at fault and to go discuss the issue with the owner. Tommy Brunetto is concerned that if he is doing work for people he might be considered at fault for destroying the greenbelt. Kathee Melahn has gone with the Arc and GPAC to lot 211 and she has seen the survey pins and that the owner has not removed plants that were not allowed to be removed, they were either dead or outside the 5 foot greenbelt. She feels that the lot owner on the other side needs to fill in their greenbelt. POM reminded that it doesn't matter if you feel you know where your property is, unless you get the survey done you don't know. Jay Guettler reminded that there are two issues and there hasn't been a motion made. POM will reach out to the property owner and get their survey.

- **Motion: Motion to table both issues until next month. Made by Diana Wolfe-Newman. Seconded by Tommy Brunetto**

Motion passed unanimously.

- **Motion: Motion to go into executive session. Motion made by Dory Hethcote. Seconded by Ila Mae Robinson.**

Motion passed unanimously.

Executive session started at 1:41pm

Returned from Executive Session at 2:01pm

Discussion and motion was created and approved on a personnel matter.

- **Motion: Motion to adjourn by Diana Wolfe-Newman. Seconded by Paul Deemer.**

Motion passed unanimously.

Meeting Adjourned at 2:06pm