

COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETINGS - CVPOC - Rose Room
Approved - July 16, 2022

Board meeting, 10 am June 11, 2022
Meeting held in the Coast Village Rose Room

President Jay Guettler, Vice President Diana Newman, Treasurer Dory Hethcote,
Directors; Paul Deemer, Tashi Fonteyn, Tommy Brunetto, Ila Mae Robinson
and Park Operations Manager Carlla Van De Vyver

Members present: Glenn Singley of Lot 152, Robert Davidson Lot 147, Ben Davidson of Lot
229,
Cecilia Jackson Lot 175, Noel Smith Lot 261, Kathee Melahn Lot 23, Lisa Von Wald Lot 86,
Jerry Lowe Lot 259

Meeting called to order at 10:00am
Quorum Met

Additions to the agenda

Adding last minute complaints
Adding Elections to "Election Committee Reports"

Approval of Agenda

Agenda Approved without objection

Reading of the Previous Minutes

Minutes from April 16th read by Dory Hethcote.

**Motion to approve the minutes made by Tashi Fonteyn, Seconded by Dory Hethcote,
Motion approved unanimously**

Jay thanked the membership for showing up, and talked about the new method of membership contribution. Membership should review the agenda before discussion, and bring up their questions about an item prior to a vote.

POM Report

POM Carlla Van de Vyver read the Park Operations Report.

Discussion: Jay asked how much QuickBooks costs. POM said \$269.00

There are people charging their electric cars at the RV outlet by the post office, which is not allowed.

POM will be addressing the issue, photos of those vehicles have been taken.

ARC Report

ARC Chair Tashi Fonteyn read the ARC Report.

Treasurers Report

Treasurer Dory Hethcote read the Treasurer's Report

- **Motion to approve the Treasurer's Report for June 11, 2022.**
- **Motion made by Dory Hethcote seconded by Paul Deemer.**

Discussion: None

Motion approved unanimously.

Activities Report

Paul Deemer read the Activities Report written by Chair Nancy Brock

Elections Committee Report

Elections Committee Chair Ila Mae Robinson read the Elections Committee Report.

Old Business

HUD Fair Housing Investigation

POM said that the investigation is still in a holding pattern.

Greenbelt inspections

Removed from the agenda

New business

2022-2023 budget

- **Motion to approve 2022-2023 the budget for Operations and Reserve**
- **Motion made by Dory Hethcote, Seconded by Paul Deemer**

Discussion: None

Motion approved unanimously

Lot 175 fine appeal.

POM reminded the board that a lot was fined \$1000 and are appealing. Cecilia Jackson of Lot 175 said she submitted a letter and asked that the board read it. The board had read it.

This is where the lot owner is at a disadvantage when they do not attend the work shop. The board had already discussed this situation, and the lot owner's appeal letter thoroughly, at the work shop. Five board members were in favor of keeping the \$1000.00 fine in place.

The Lot owner did come to the board meeting, to appeal her fine. She stated that she did not know that she could not cut the greenbelt. However, it should be noted that ARC did check the lot file. She did sign the required greenbelt document, when she bought the lot on Nov. 10, 2021. That document describes rules regarding our greenbelts. As well as the sentence: Failure to verify vegetation concerns before removal of greenbelt may result in significant fines. It also includes a re-fence to CCR article 10.2a.

It is not lost on the board that the lot owner attended the board meeting to speak on her behalf.

Motion to reduce the fine.

Motion made by Tommy Brunetto Seconded by Dory Heathcote.

After much Discussion: By both the Lot owner and the entire Board of Directors.

Motion to reduce the fine to \$750.00

- **Motion made by Diana Newman, seconded by Ila Mae Robinson.**
- **Ila Mae Robinson, Tashi Fonteyn, Paul Deemer and Diana Newman vote for.**
- **Tommy Brunetto and Dory Hethcote vote against.**

Motion Passed.

Break at 11:30

Return at 11:35

Complaint Laundry

No discussion. Discussed at the workshop.

No motion necessary.

Complaint lot appearance including tarp.

Jay asked about fining the lot. POM said I did not fine the lot. The person that owns the lot told me they were going to remove the tarp. But then they didn't. I brought it up to the owner, the owner said the tarp is still there. They said I will remove it the next time I am there. I held off on the fine. I work with whoever the person is, before I fine. I look at each individual lot. I assess the situation. Then if I feel it is appropriate, I fine. Diana said that the issue is about my lot, lot 85.

To make sure we are being wide open and honest, my understanding is that if something is in existence before a rule is made, that it is grandfathered in. I didn't have any problem removing the tarp. The problem was that I didn't remove the tarp, when I was here the last time. When I assured Carlla that I would. I apologize to her for that. It is down now.

POM says it needs to be noted that just because something happened before a rule was made, it doesn't always mean it is grandfathered in. Jay said let's bring that up at a later date. The subject of grandfathering is something for the board to discuss as a separate issue. POM said when Keith Davidson was President here, there was a lot of stuff about things that were grandfathered or not grandfathered. She asks the board to work on it.

Robert Keith Davidson of Lot 147 said because his name was brought up in the discussion, he would like to say something. He said, I don't see how a person's ability to pay the fine, affects the fine. If you are going to assess a fine, the ability to pay the fine shouldn't be in there at all. Either the person violated the rule or they didn't violate the rule.

Noel Smith said Jay violated his own rule, for letting Robert Davidson speak. Jay said his name was invoked, by the POM. There might be a rule about that, too.

Complaint RE Trimming by Maintenance.

POM addressed this issue. It's going to put in the newsletter that if flowers are planted near the road they may be trimmed.

Barking Dog Complaint

There is a dog that barks for 5 minutes. It is not an issue after hours. POM has reached out to the owner.

Paul said, dogs will be dogs.

Loose Dog Complaint

The owner has been notified of the issue and will be fined if the issue repeats.

Loose Dog complaint Huckleberry gate

Owner said they fixed the issue with their gate and didn't need help. POM told them if the issue of their dog getting loose is repeated they will be fined. The dog was loose and approached another owner walking their dog in an aggressive manner. POM is going to fine the lot owner for an aggressive loose dog.

Loud Music at lot 243 complaint The issue of loud music is repeating. The lot owner has been fined and warned. It is happening again. The music was so loud while sitting on the deck the complainant couldn't hear the person sitting next to them. The lot in question is the same that has been an issue for months. The lot owner in question says they are not violating the city rules. They are violating the coast village nuisance rules. POM says Coast Village can have stricter rules than the city. There needs to be a mechanism in place to allow her to take care of the issue. Jay said there was a call in the April minutes to create a committee regarding noise. POM says there should be a specific rule. There have been 12 complaints in the last 6 months. Dory says the system should be 1st time investigation, 2nd time written warning, and 3rd time big fine. Jay said it is his opinion that if you can hear it from the street it is too loud. The rules and regs state: Excessive noise that disturbs multiple neighbors, is a \$100.00 fine. Diana said you do have the option to double the fine. Jay said your request that we do something more, is not falling on deaf ears. For now we have what we have, you can do that.

Transfer of money

- **Motion to transfer \$20,012.75 from reserve to the Operations Account. Motion made by Dory Hethcote, seconded by Paul Deemer.**

Discussion: None

Motion passed unanimously.

Approval of Amendment to Amended and Restated Declaration of CC&R's

Jay said the lawyer went through and created a short amendment and read it.

- **Motion to accept the documents created by Vial Fotheringham LLP to address the Oregon State requirements on the Amendment to Amended and Restated Declaration of Covenants Conditions and Restrictions and Restated Bylaws of Coast Village Property Owners Corporation.**
- **Motion made by Tommy Brunetto, seconded by Dory Hethcote.**

Discussion: None

Motion passed unanimously.

Discussion of applications for the BOD

Already discussed

Lot 23 ARC Approval

Already discussed

Allowance for Donuts

Motion to grant an allowance of \$60 for the Activities Committee for donuts.

Motion Made by Tashi Fonteyn, Seconded by Tommy Brunetto.

Motion passed unanimously

Discussion: Diana said that the activities committee volunteers their time. Doing something that the entire community can participate in is a very good thing.

ARC Automatic Approval

- **Motion for Board of Directors to adopt ARC/BOD AUTOMATIC APPROVAL OF FENCE PROJECT. This form will be utilized by ARC and BOD only. The purpose of the automatic fence approval form was created to shorten the wait time needed to commence a fence project. All eight (8) criteria MUST be met in order for lot owner to continue with said project.**
- **Motion made by Tashi Fonteyn, seconded by Dory Hethcote.**

Discussion: Tashi read the document. Diana asked if we need legal advice on whether this form violates the CC&R's. POM said that previously during AWM they could approve one at a time whenever a board member could come to the office and sign the document. POM said that the process has changed over time, but it all comes down to the new process matching all of the same criteria. POM asked if the 4 ft. height was a setback issue. Glenn said that the 4' height is for emergency services access. The CCR's say prior written approval. Suggests that the new form come pre signed.

Motion passed unanimously.

Lot 26 fence approval.

Lot owner wants to make a dog run. It matches all of the qualifications.

- **Motion that the board approve lot 26 fence request.**
- **Motion by Tashi Fonteyn, seconded by Dory Hethcote.**

Discussion: None

Motion passed unanimously

Lot 81 motion for fine

Motion to fine lot 81 \$250 for excavation without board approval.

Motion made by Tashi Fonteyn, seconded by Diana Newman.

Discussion: There is nothing in the files to show where the property lines are. There was no application, prior to excavation. Dory says there is no reason this shouldn't be fined. Tommy said it sucks but should be fined. Tashi says she should have asked for permission, but she paid her fine. Diana said believe it or not I am not a fan of fines, But fines are necessary. As all HOA's have no other means for enforcing their rules.

Motion passed unanimously.

Greenbelt requirements

Motion to require membership to use only plants from the City of Florence plant list, natives, or drought tolerant species when replacing greenbelt.

Motion by Tashi Fonteyn. Seconded by Diana Newman.

After Discussion

Motion passed unanimously.

Motion to ask the Board of Directors to adopt the revised "original" ARC POLICIES & PROCEDURES document dated 2010.

Tabled until next meeting

Good of the order

Glenn Singley lot 150, Point of order on the fence request make sure it's signed by 4 members.

The \$60 donuts is similar to the \$25 of the board meeting donuts.

Changing meetings to have conversation at the end can be modified to match standard city council methods of request to speak forms.

Kathee Melahn Lot 23, on the list from 2009 there are number of plants that are on the watch list for invasive species, including Scotch broom.

Jerry Lowe lot 259, there are a couple of decisions that are concerning, the pool temperature, and the patio. The patio with a fire pit is a fire danger. The board should build a reserve for the sewer lines. There is already a place for people to hang out in the garden area.

Robert Davidson Lot 147 asks what the current balance of the reserve account. Jay responded around \$100,000.

POM responds to the idea that there is a fire pit. There is no fire pit. She has also had several requests for a seating area, out where no one is using the volleyball court. It will also give us a way to get those weeds under control. The pool is one degree lower at 89 degrees. The sewer is an on-going project in the works that has been inexpensive. It will not break us. If there was a disaster that took out the sewer, insurance would cover it. POM invites those with questions to join the finance committee.

- **Motion to enter executive session.**
- **Motion made by Tashi Fonteyn, Seconded by Dory Hethcote.**
Discussion: None
Motion passed unanimously.

Entered Executive Session at 1:05pm

Return from Executive Session at 1:40pm

No Motions. Discussion about a personnel issue

- **Motion to adjourn.**
- **Motion made by Dory Hethcote, seconded by Tashi Fonteyn.**
Discussion: None
Motion passed unanimously

Meeting adjourned at 1:41pm