

APPROVED MARCH 19, 2022
COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETINGS - CVPOC - Rose Room
Board Workshop, 10 am February 19, 2022

Meeting held via Zoom video chat

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

Members present: Noel Smith, Lisa Vonwold, Joan Muir, Glenn Singley, Kathy Melahn
Called to order 10:01am

Jay discussed the meeting rules for people new to the board meeting.

Motion to approve the agenda Dory Hethcote, seconded by Paul Deemer.
No discussion. Motion passed unanimously.

Approval of Previous Minutes

Previous Minutes read by Vice President Diana Newman.
Spelling and grammar edits were recommended.

Motion to approve Previous Minutes as modified, by Dory Hethcote, Seconded by Paul Deemer. Approved unanimously.

Park operations Manager Report

POM Report read by POM Carlla Van De Vyver

Excerpt from POM report that resulted in the following board motion:

Now it is time for us to approach the roads. I have been in negotiations with Coast Pavement Maintenance to do some repairs. I feel I have now received a satisfactory bid, to repair our cuts, as well as several sewer repair asphalt removals. I have negotiated a bid of \$19,888.00. This is with CV disposing of any asphalt (which will be minimal) and the work being completed during the next 60 day timeframe. I actually want to use some of the asphalt for fill on an area behind the pool off of Rhody Loop as that area by the propane tank needs some stabilization. Previous bids on this work have been over \$40,000.00 and I have great recommendations for Coast from both Green Trees and Florentine. I am asking the Board to approve the expenditure.

Motion: Motion to approve \$19,888.00 dollars for the repair of road cuts for the sewer and water repair asphalt removal. Made by Tashi Fonteyn, seconded by Dory Hethcote.

Discussion: None.

Motion passed unanimously.

The Board thanks POM for the great negotiation of the pricing for the road repair.

Excerpt from POM report that resulted in the following board action:

Coast Village residents are experiencing numerous incidents with non-licensed contractors. Everyone of course looks for the "best deal" however there have been several older residents who have been taken advantage of over the last few months. This leads to

finer for the owners and substandard work they then have to remedy. I would like the Board to pass a motion requiring any contractor who is doing more than \$2,000.00 worth of work to have a requirement to be licensed and bonded. This is a state law as well and both Green Trees and Florentine have this rule. This can be implemented by a simple Board motion and vote and added to the Rules and Regulations.

Motion to require any contractor who is doing more than \$2000 per project worth of work to be licensed and bonded per state regulation.

Motion by Dory Hethcote. Seconded by Diana Newman.

After much discussion about the actual dollar amount that is in Oregon St. regulations.

Motion passed unanimously.

Break at 11:00

Return at 11:05

ARC Report

Natasha Fonteyn read the ARC report

No actions necessary

Treasurer's report

Report read by Dory Hethcote.

Motion to transfer \$5010.10 from the reserve account to the operations account for the water project.

Motion by Dory Hethcote. Seconded by Tommy Brunetto

Motion passed unanimously.

Motion to transfer \$13375.00 from the reserve account to the operations account for the post office repair.

Motion by Dory Hethcote Seconded by Paul Deemer.

Motion passed unanimously

POM mentioned that the roof of the post office will need to be replaced, in the future.

Activities report:

Nothing to report

Old Business:

10-29 meeting with the city.

After much discussion, Jay Guettler requested that the board make a motion to bring the discussions with the city of Florence to the best possible conclusion for CVPOC.

The motion to say something along the lines of: The board has done its due diligence and has decided to not proceed.

Motion to designate that the board has done its research/due diligence regarding changes to 10-29 with the city, per the motion at the annual meeting 2021. The board has concluded that it is not a good idea to change 10-29 at this time.

Motion by Diana Newman. Seconded by Dory Hethcote.

Motion Passed unanimously.

Update of city zoom meeting.

After much discussion, the conclusion is: It is up to CVPOC (the Board of Directors, the ARC and the POM working together) to enforce our Covenants Conditions, and Restrictions.
No motion needed.

ARC Committee letter to residents update

After much discussion regarding the clarity of the intent of the community wide letter. Diana said if the board wants to decide not to send the letter. Then we need to vote to change or modify the motion, from the January 2022 meeting. Dory wants to send it out with a modified header. Tommy agrees.

Motion: to amend the letter dated January 28 2022 to remove the initial topic line. Add that this review process will begin in 30 days from the date of the letter for those properties who have a prior ARC greenbelt restoration requirements. As well as the addition of the information about the greenbelt reimbursement program.

Motion by Dory Hethcote. Seconded by Tashi Fonteyn.

After further discussion: Motion passed unanimously.

Diana and Dory will work together on the header. Then forward it to the POM to be mailed out as soon as possible.

Break at 12:10pm

Return at 12:25

ARC Rules on modifications request update

Tabled to next meeting

Fee schedule update and approval.

Glenn Singley Lot 150 presented the fine schedule. The committee included, Dory, Tommy, Diana, Tashi, Carlla, and Glenn. They created a document that is easier to read and cites the Coast Village governing documents when applicable. Fines can double if it is deemed necessary.

The changes to the fine schedule were reviewed line by line, and discussed.

Motion: to approve the changes on the fines and fee schedule.

Motion by Dory Hethcote. Seconded by Tommy Brunetto

After further discussion: Motion Passed unanimously.

Dory expressed her appreciation for the membership showing up and commenting.

HUD Fair housing investigation update

HUD discovered that the complaint was made early and without evidence and was dismissed. Tashi asks if the complaint comes to judgment will the legal fees be transferred to the complainant. POM answered, yes.

Excerpt from the POM report:

We are seeing some of the legal fees associated with the suit for discriminatory housing. Total to date is \$ 3,533.00.

Request for ADU Lot 18. Owner requests motion to allow a permanent ADA accessible ADU be built on the property for full time living by disabled owner Donna Rudd.

Donna Rudd of Lot 18 made a presentation regarding her request for an ADU. Glenn discussed how even though the city allows ADU's, in general. Coast villages city zoning and governing documents won't allow an ADU. Jay explained that the issue is that she needs to explain why there needs to be an exception to the multiple rules that would apply.

That would include the 5' greenbelt on side and rear property lines, as well as the 3' fire break required by the city. As well as the fact that the 1997 CCR's took away multiple property owners' permanent secondary dwelling units.

Glenn also referred to the exceptional smallness of our lots due to CVPOC having been created as a campground. That would make it impossible for the city to use google maps to review the property lines accurately. Especially considering our greenbelt rules.

Diana read an email from Roger Emigh, stating only a small number of lots in CV can even support an ADU, so this would be the BOD allowing something in CV that negatively impacts all the lots, but can only benefit a very small number.

That email also cited several requirement for ADU's by the city.

Important things in the city code:

10-10-6 A: ADUs: Summary of 1 d. i. Axled things that are not permanently installed cannot be ADUs. So that eliminates RVs, trailers, and Park Models and also using Guest Quarters moveable structures as ADUs. Using a mobile thing requires permanently installing it.

10-10-6 A: Summary of 2.b: ADU must have a dedicated parking space. 2.c.: ADU must have a cleared 100sqft almost flat dedicated patio space assigned to it.

The BOD would have to go to the city, and propose changing our zoning. Before that, all property owners in Coast Village must be given an opportunity to vote to change our CC&Rs and By-laws.

Diana also read part of the documents that Donna herself provided. They are from a professional handicap modification consultant.

STRIVE DESIGN LIVING

The documents describe how her existing dwelling can be fully modified to fit Donna's ADA health requirements.

After further discussion. No action taken.

New Business:

Roads-Request for motion to contract with Coast Paving for Repairs.

Discussed and motion made during POM report.

Minutes Process

Tabled until the next workshop

Approval of funds transfer for the post office repair, and the road repairs.

Discussed and motion made during Treasures' report.

Lot 31 Fine Appeal

POM explained the situation of Lot 31 and requested to put the appeal on hold until the lot owner has the ability to write up a letter. Glenn says lot owner has 30 days to appeal a fine, the BOD needs a motion to allow for an extension of the time requirement.

Motion: to extend lot 31's fine appeal for an additional 60 days. Made by **Dory Hethcote, Seconded by Paul Deemer.**

Discussion: none

Motion passed unanimously.

Good of the Order

Joan Muir asked how long has she been living in the house she is living in, why did she buy a house she can't dwell in? Has her disability increased? Glenn said that those questions are good for bringing up as public opposition for the variance process at the city.

Jay wants to talk about getting a large load of bulk mulch for planting and care of their greenbelt.

Motion to adjourn by Dory Hethcote, Seconded by Tommy Brunetto
Passed unanimously.

Meeting adjourned at 1:39pm