

COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETINGS - CVPOC - Rose Room

Board Meeting, 10 am October 16, 2021
APPROVED NOVEMBER 20, 2021

Meeting held via Zoom video chat

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

Members present: Glenn Singley of Lot 150, Kathee Melahn of Lot 23, Pat Rongey of Lot 205

The meeting was called to order 10:04 am

Changes to the Agenda

Additions to New Business

1. Addition of Motion for greenbelt buffer
2. Addition of Motion for survey requirement
3. Addition of Motion to define Foster and Maintain.

Additions to Good of the order

1. Lot 27 Fence Request
2. Horseshoe Bend Driftwood signage
3. Code of conduct for committee members
4. Discriminatory language in source documents

- **Motion: Motion to approve the agenda with changes Diana Wolfe Newman, Seconded by Dory Hethcote.**

Discussion: None

Motion approved unanimously.

Previous Minutes

Jay read from the previous minutes and they were approved as amended.

Changes to the previous minutes

The section titled "Secondary Dwelling Units" should be changed to "Guest Dwelling Rules. Refer to 11.4 in the Bylaws. For "Right to Entry" clarification.

- **Motion: Motion to approve the minutes as amended. Motion made by Dory Hethcote. Seconded by Paul Deemer.**

Discussion: None

Motion passed unanimously.

POM Report

POM read the POM report.

- **Motion: Motion to give POM permission to investigate replacement of pump station on easy street, and all costs to be incurred with that replacement. Dory Hethcote made the motion. Seconded by Tashi Fonteyn.**

Discussion: None

Motion passed unanimously.

ARC Committee Report

Nothing to report

Greenbelt Committee Report

Nothing to report

Treasurers Report

Treasurers Report was read by Treasurer Dory Hethcote.

- **Motion to transfer \$1,540.00 from reserve to operations for the new water heater in the Rose Room. Motion made by Dory Hethcote. Seconded by Ila Mae Robinson.**

Motion passed unanimously.

Old Business

10-29 modifications with the city

- **Motion: Motion to have a committee of three (3) people visit the city in regards to modifying 10-29 regarding carports. Motion made by Dory Hethcote. Seconded by Ila Mae Robinson.**

Discussion: None

Motion passed unanimously.

Request for Temporary Dwelling time Extension

- **Motion:** Motion to grant lot 149 a six (6) month medical extension on their guest quarter residency. Motion to be made by Ila Mae Robinson. Seconded by Dory Hethcote.

Discussion: None

Motion passed unanimously.

Facebook Page Update

Ben Davidson explained what is going on with the CVPOC “official” Facebook page.

Sand Dollar ADU

A presentation was made by Donna Rudd regarding the legislative updates with the state, county and city with ADU’s. Donna explained her injuries related to a previous accident. Her house is not accessible. She would like to have an exemption for an accessible handicap friendly additional dwelling unit put in the place of her current shed.

Discussion: After extensive discussion it was the BOD’s opinion that this is not something that would or should be allowed, especially because there are alternatives for access to the dwelling unit.

Break at 11:37

Returned from break 11:45

Lot on 101

POM sent a letter that explained that Tom Mehlan is just a good neighbor and isn’t a representative for CVPOC. The owner is now trying to sell the property. Tom Melahn is keeping an eye on the property and is communicating with the owner.

Greenbelt Committee

- **Motion:** Motion to disband the greenbelt committee while maintaining Greenbelt reimbursement under the purview of the POM. Motion by Dory Hethcote. Seconded by Diana Wolfe-Newman.

Discussion: Patricia Rongey Lot 205 asks for clarification regarding the motion. Dory Hethcote explained that most HOA’s don’t have a greenbelt committee and that the POM usually has control. She believes that reverting to the way it was done previously is simpler and more popular with members. There was additional discussion regarding plants on the Oregon banned list and that all current committee members should have a say.

- **Motion to table the discussion until next meeting. Motion made by Diana Wolfe-Newman. Seconded by Dory Hethcote.**

Discussion: none.

Motion passed unanimously.

ARC Committee Status

Jay discussed the current status of the ARC committee. There are two new members beyond Jay Guettler and Kathee Melahn. Ted Hawker and Ben Davidson have joined. Until there is an ARC chair there will be no report. Dory Hethcote asked for clarification about the nomination of the ARC chair. Jay would like the committee to nominate the chair. Kathee wants to meet with the committee and the current greenbelt committee before seeking nomination.

Break at 12:28

Return at 12:40

Greenbelt Buffer

- **Motion: Greenbelt buffer shall be encouraged to grow as full and healthy as possible to maintain the visual screening for privacy on the side and rear yards of the lot. Motion made by Diana Wolfe Newman. Seconded by Dory Hethcote.**

Discussion: None

Motion passed unanimously.

- **Motion: No lot within CVPOC shall be modified and/or developed without a proper legal survey from a professional survey company. A copy of that survey must be included in the lot owners file, along with the ARC paperwork. Motion to be made by Diana Wolfe Newman. Seconded by Dory Hethcote.**

Discussion: None

Motion passed unanimously.

- **Motion: Motion to Define Foster and Maintain: Foster: Encourage or promote the development of the greenbelt. Maintain: To cause or enable the greenbelt to continue with the existing plants. This would mean:**
 1. **Keeping what plants that you already have unless it is dead or diseased.**
 2. **If it is dead you must replant. If diseased you may remove or you may cut out the diseased portion or treat.**

Motion made by Diana Wolfe Newman. Seconded by Ila Mae Robinson.

Motion passed unanimously.

- **Motion: Motion to define “Remove”: No existing healthy plants can be removed or taken away from the position occupied in the greenbelt area. Motion made by Diana Wolfe Newman. Seconded by Ila Mae Robinson.**

Discussion: None

Motion passed unanimously.

New Business

Good of the Order

Lot 27 Fence Request.

- **Motion: Motion to approve the fence request from Lot 27. Motion made by Diana Wolfe Newman. Seconded by Dory Hethcote.**

Discussion: The type and position of the proposed fence was discussed.

Motion passed unanimously.

- **Motion to fine lot 27 for construction of a fence without approval from the ARC and the board. Motion made by Diana. Seconded by Dory.**

Discussion: The fine for putting up any type of fence, temporary or permanent without BOD/ARC approval is \$250.00.

Motion passed unanimously.

Process of animal waste removal from lots--discussion

In discussion the BOD agreed that animal waste must be put in a garbage bag for disposal. Any placement of loose animal waste at the side of lot for disposal is subject to a fine.

Horseshoe Bend/Driftwood signage.

No discussion

Code of conduct for committee members.

No discussion

Discriminatory Language in source documents

POM would like to review requirements of the state of Oregon before modifying the source documents and/or committing Vial Fotheringham a contract to add an amendment to our CC&R's and Bylaws. Board allows POM to do research.

November meeting.

The workshop will be held on November 18th instead of the 17th. The meeting will take place on November 20, 2021.

Lot 77 Development without approval.

Diana Wolfe Newman requests the following be placed under the Good of the Order: A fine because there was no Board approval for excavation work.

- **Motion to fine lot 77 for proceeding with work without ARC approval. Made by Diana Wolfe Newman. Seconded by Dory Hethcote.**

Discussion: None

4 members approve. One member abstained. Motion passed

Patricia Rongey, lot 205 asks how there are 9 board members. It's explained that Kathee and Glenn are not board members and should be announcing themselves and their lot number. Carlla is acting as POM.

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

Discussion: None

Motion passed unanimously.

Entered Executive Session at 1:37pm

Returned from Executive Session 1:48pm

The board has made a motion on a personnel matter that has been approved.

- **Motion: Motion to adjourn made by Dory Hethcote. Seconded by Paul Deemer.**

Discussion: None

Motion passed unanimously.

Meeting adjourned at 1:50pm