

COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETING
October 21, 2023
DRAFT MINUTES

Prepared by Glenn Singley, Secretary

The October 2023 BOD Meeting was called to order in the Coast Village Sand Lot Room at 10:00 a.m. by Vice President Dave Cox.

A quorum was established with Vice President Dave Cox, Treasurer Dory Hethcote, Secretary Glenn Singley, and Directors Ila Mae Robinson, and Nancy Brock. President Roger Emigh and Director Tommy Brunetto were absent.

Others in Attendance: Park Operations Manager Carlla Van de Vyver; Lot Owners: Lisa Von Wald Lot 86, Julie Berndt Lot 100, Lael Lorenger Lot 238, Donna Rudd Lot 18, Robert Davidson Lot 147, Ben Davidson and Cristal Gutierrez Lot 229, Noni Belland and Colleen Stimpson Lot 254, Paul Strout Lot 160, Jijad and Ligia Hermaiden Lot 107, Ruby Brown Lot 139, and Sue Foss 259.

From Executive Session – Motion: to accept Carlla’s retirement as of March 1, 2024. Motion by Dory, seconded by Nancy. Motion passed unanimously.

Approval of Agenda - approved without objection.

Approval of Previous Minutes - Dave read the July BOD minutes. **Motion:** to approve the minutes as read. Motion by Dory, seconded by Nancy. Motion passed unanimously.

Minutes of the Annual Meeting read by Dave. **Motion:** to approve minutes as corrected. Motion by Glenn, seconded by Dory. Motion passed unanimously.

REPORTS

Treasurer – presented by Dory.

Park Operations Manager – presented by Carlla. **Motion:** to accept POM recommendation for one-time special assessment of \$135 per lot to cover cost of additional sewer cleanouts, treatment of root growth, and preventative care of sewer lines, including repair, to be payable upon receipt. Motion by Nancy, seconded by Dory. Motion passed unanimously.

Architectural Review Committee – presented by Dave.

Activities Committee –read by Dave.

Elections Committee – no report.

ACTIONS WITHOUT A MEETING

1. **Lot 77 Fence Application** – read by Dave.
2. **Lot 80 Playground/Clubhouse Restriction** – read by Dave.

Break at 10:55 a.m.

Returned at 11:03 a.m.

OLD BUSINESS

1. **Rental Policy - Motion:** Instruct POM to reach out to lawyer to draft amendment for CC&Rs and Bylaws regarding rental caps by maximum percentage in the community. Motion by Glenn, seconded by Dory; 4 Yes, 1 No (Dave).
2. **Board Meeting Schedule** – November Workshop Monday, November 13th. Board Meeting Wednesday, November 15th.
3. **CC&R Amendment** – tabled until November.

NEW BUSINESS

1. **Approval of 2023 Annual Meeting Minutes** – see above (Approval of Previous Minutes).
2. **Approval of Tree Removal from GB Areas** – tabled until November.
3. **Various Complaints**
 - a. **Motion:** Rescind fine for harassment assessed against Donna Rudd as her actions do not meet the requirements of harassment as defined in the Rules and Regulations. Motion by Glenn, seconded by Dory; 3 Yes (Glenn, Dory, Dave), 1 No (Ila Mae), 1 Abstention (Nancy). Motion passed.
 - b. **Motion:** Add a \$100 fine and ban from CV common property for disruptive behavior on CV common property. Ban specifics to be based on type and severity of the disruptive behavior. Multiple violations fine to be \$250/occurrence. Motion by Glenn, seconded by Dory. Motion passed unanimously.

Lunch Break at 12:05 p.m.

Returned at 12:25 p.m.

- c. **Motion:** Fine Lot 99 for ongoing harassment of owner of Lot 100. Motion by Dory, seconded by Nancy. Motion passed unanimously.
 - d. POM will issue fine letter to Lot 80.
4. **Tree Removal** – Tree removal redundant to #2 above.
5. **Greenbelt** – tabled until November.
6. **ARC P&P Clarification** – tabled until November.
7. **Tarps Over Dwelling** – RVs not lived in for at least six months do not qualify as dwellings, therefore tarp rule does not apply.
8. **Approval of Updated Rules and Regulations** – **Motion:** Approve Rules and Regulations as amended as of October 21, 2023. Motion by Glenn, seconded by Dory. Motion passed unanimously.
9. **Coast Village Neighbors Web Page** – tabled until November.

GOOD OF THE ORDER

1. Glenn presented a map of lot sales within Coast Village since August of 2014. 146 lots have sold, 58% turnover. 222 sales (multiple sales on some lots), 88% turnover. Glenn

also presented map of rental lots. 18 lots currently rented, 7% of total lots (this is lower than normal). Dory mentioned Florence area property values have gone up 22%.

2. Lael, Lot 238, suggested forming an emergency team within Coast Village and had some specific ideas. Previous failed attempts at forming such a team were discussed. Lael will work within Coast Village and if there is enough interest will approach the BOD in the future about creating a committee.

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

Meeting adjourned at 1:17 p.m.