

COAST VILLAGE PROPERTY OWNERS CORPORATION

**APPROVED M I N U T E S
APPROVED NOVEMBER 15, 2014**

October 18, 2014

CALL TO ORDER at 10:07 a.m., Saturday October 18, 2014

A QUORUM WAS PRESENT: Robert Keith Davidson, Roger Emigh, Elizabeth Anderson, David Wood, Ila Mae Robinson, and Carlla Van de Vyver, Larry Ames.

Membership/Board input on Agenda Items. There was no membership input to the Agenda. Posted Agenda stands.

Approval of Minutes: The Minutes for the Board Meeting on September 20, 2014 was read by Carlla Van de Vyver. Elizabeth Anderson made a MOTION to accept the minutes as read, second by Roger Emigh. After discussion the Minutes were accepted as read with corrections to spelling. Passed unanimously.

COMMITTEE REPORTS:

Activities Committee Report read by Carlla Van de Vyver

Architectural Committee Report was read by Roger Emigh. ARC met October 9, 2014 and approved fence at 184 Huckleberry, Board approval requested at October meeting. Project completion at 18 Sand Dollar (patio to deck).

CC&R's and By-Laws Committee: Verbal report by IlaMae Robinson. Discussion of Vial Farthingham seminar which Board members attended. There was discussion on the use of Board Resolutions. The committee will request a meeting with the Vial Farthingham attorney for clarification before moving forward. Robert Davidson will schedule the meeting. Because there cannot be a quorum on any committee Elizabeth Anderson will step down from the CC&R committee. Remaining members are Roger Emigh, IlaMae Robinson and Larry Ames.

Communications Committee: No Report

Facilities and Management: No Report

Neighborhood Watch: Pat Rongey No Report.

Personnel Committee: Submitted and Read by Robert Davidson

Rental Committee: No Report. Elizabeth Anderson has volunteered for the rental Committee.

Treasurers Report: Submitted and Read by Carlla Van de Vyver

Maintenance Report: Submitted and Read by Robert Davidson

OLD BUSINESS:

1. Discussion of CC&R Proposed Changes. There was a lively discussion regarding proposed changes to the CC&R's to make sure we are in compliance with State Laws as well as what direction the Board should take regarding changes to the document other than State compliance issues. It was decided to meet with the HOA attorney for further clarification by the CC&R Committee. The Committee will bring that information back to the BOD.
2. Sauna Repairs. Robert Davidson reported that the Sauna is on the list of repairs to be completed. We now have staff capable of the repair and do not need to go outside of CVPOC for a contractor for repair estimates.
3. Greenbelt Encroachment Discussion: Larry Ames gave a verbal report on his discussions at the Vial Farthingham Seminar that he attended. Because of questions regarding the BOD ability to enforce encroachments over one year old, Robert Davidson will draft a letter to the HOA attorney for further clarification.

NEW BUSINESS:

1. Carlla van de Vyver to require employees of CVPOC, who are eligible to receive a health care supplement payment, to provide the Corporation with proof of insurance in order to receive said supplemental payment, or to decline the benefits in writing if they choose to decline the benefit. Seconded by IlaMae Robinson. Approved unanimously.
2. Robert Davidson moved to approve the revised job description for Office Lead/Secretarial Supervisor, as presented to the Board by the Personnel Committee. Seconded by IlaMae Robinson. Approved unanimously.
3. Robert Davidson moved to approve the revised job description for CVPOC General Manager as presented to the Board by the Personnel Committee. Seconded by Elizabeth Anderson. Approved unanimously.

4. Roger Emigh moved to remove the ban on temporary cloth covered structures from the Rules and Regulations dated April 20, 2014. Seconded by Carlla van de Vyver. Approved with 4 Ayes and 2 Abstain.
5. Motion by Roger Emigh to approve a fence on 184 Huckleberry which meets all CVPOC requirements. Dave Wood seconded. Approved unanimously.

Short break of 15 minutes at 11:00 a.m. Resumed at 11:15 a.m.

6. Dead tree removal on Lot. Discussion surrounding letter of complaint requesting BOD action on a dead tree on vacant lot. After discussion it was decided that Robert Davidson will send a letter to lot owner requesting he remove a dead tree per 5.9 in the bylaws regarding safety.

GOOD OF THE ORDER:

1. Discussion regarding Wi-Fi. Not yet installed. Equipment has been purchased. Will advise CVPOC Community when project completed.
2. Discussion regarding age requirement clarification for trailers with holding tanks. Lot #25 offering to sell trailer as is for \$1.00. If trailer is moved it could possibly fall under age requirements.
3. Discussion of Habitat for Humanity assistance for electrical changeover if eligible. Habitat representatives will be here for a Town Hall meeting on October 29th.
- 4.

The Board adjourned to Executive Session at 12:05. The Board reconvened at 12:25 p.m. Carlla van de Vyver recused herself from attending. Elizabeth Anderson was not present. Attending Executive Session were Robert Davidson, Dave Wood, Roger Emigh, Larry Ames, IlaMae Robinson.

Purpose of Executive Session was to review employment application for the Secretarial Supervisor/Lead position for the CVPOC office.

Motion: IlaMae Robinson moved to accept Carlla van de Vyvers employment application as Secretarial Supervisor/Lead Office effective October 20, 2014. Seconded by Dave Wood. One abstain, one absent, 4 yea. Motion passed.

Due to the Bylaws of CVPOC a sitting Board member cannot work at regular employment for the Corporation. Carlla van de Vyver resigned her position as Board Member and Treasurer effective 10/20/14. She accepted employment as Secretarial Supervisor/Office Lead for CVPOC effective 10/20/14.

Robert Davidson made a motion that IlaMae Robinson be Treasurer of CVPOC. Seconded by Roger Emigh. Approved unanimously.

ADJOURNMENT: Ila Mae Robinson made a MOTION to adjourn at 1307 p.m. Seconded by Roger Emigh. Approved unanimously.