

**COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETING
APPROVED MINUTES
FEBRUARY 21, 2015**

CALL TO ORDER at 10:00 a.m., Saturday February 21, 2015

A QUORUM WAS PRESENT: David Wood, Larry Ames, Roger Emigh, Diana Wolfe-Newman, and Elizabeth Anderson. Five of seven Board members is a Quorum per CVPOC Bylaws.

Membership Input on Agenda Items: Two Agenda Item requests submitted by Ann Waters. Requests deferred to “Good of the Order” for discussion.

Adoption of Agenda: Motion by Roger Emigh, second by Larry Ames to accept Agenda. Motion passed unanimously.

Reading of the Minutes: The Minutes for the Board Meeting on January 17, 2015 were read by Carlla van de Vyver. David Wood made a **MOTION** to accept the minutes as read. Second by Diana Wolf-Newman. **Passed unanimously.**

Action Without a Meeting: There were no Actions Without a Meeting.

Treasurer’s Report: The Treasurer’s report was read by Carlla van de Vyver for Treasurer, Ila Mae Robinson

Committee Reports:

Activity Committee: No Activities report.

Architectural Review: Report presented by Roger Emigh. Meeting of 1/22/2015: Roof extension at 22 Sand Dollar approved.

Meeting of 2/10/2015: **163 Outer:** New shed, shed to be located beside existing shed, >5’ from PL, no issues. Should be approved.

180 Outer: Add fence segment on PL to connect existing PL fences. Status: On hold.

108 Manzanita: Build structure on deck located near front PL, violated city zoning, deck fine and temporary covering (ez-up/gazebo cover fine, no structures).

142 Outer: Driveway and fence along PL, requested lot owners located lot corners.

22 Sand Dollar: Project completed.

CC&R’S & By-laws: No report at this time.

- **Communications:** No Report

- **Financial Management:** See the Treasurer's report
- **Personnel:** No report
- **Rental:** No report
- **Neighborhood Watch:** No report
- **Elections:** No report or activity at this time.
- **Maintenance Report:** Report submitted by Robert Keith Davidson.

Old Business:

- **CC&R Update:** CVPOC has entered into a contract with Vial Fotheringham to draft a new set of CC&R's to bring Coast Village documents in compliance with State and City changes since the document was revised and passed in 1997. **It will be a two-step process.** Step one to make all the changes for codes legally necessary and include verbiage so that the document automatically updates without need for a vote when state laws change. Step two will be optional changes the community wishes to make on an item by item basis. Roger Emigh will include some information in the March newsletter regarding optional changes. There was a lively discussion on greenbelt requirements and fences.

A break at 11:45 was called. Back in session at 11:58

- **Satellite Bath:** The satellite bath lot has been surveyed. Discussion regarding encroachment onto the lot and greenbelt by Lot 226. **MOTION** by Roger Emigh, seconded by Larry Ames to send a letter to Don Jordon, Lot 226 requesting the removal of all personal property encroaching on the satellite bathroom lot.
- **Sauna:** Should be finished by the first week in March.
- **Park Manager:** Vial Farthingham sent a contact name for a possible Park Manager. **Follow up in March.**
- **Lot 75 update:** Cleanup continues and a contract to have refuse removed has been signed.
- **Mr. Tilton Letter:** Mr. Tilton attended the meeting having presented a letter of protest regarding the fine levied for gate breakage. Roger Emigh, Vice President explained the difference between an assessment and a fine. Gate breakage results in a fine and the process for this is different than an assessment. Roger

explained that the Board Decision was final on enforcing the fine. He apologized for any confusion it caused Mr. Tilton in the process.

BREAK: 12:09 – 12:23

New Business: All new business handled under Good of the Order

Good of the Order:

- **Discussion of stop sign on Rhody Loop to be changed to read “Stop on Right Turn Only”. MOTION by Roger Emigh and seconded by Elizabeth Anderson to change stop sign. MOTION passed unanimously.**
- **Larry Ames requested that the pavement be repaired at the West Side entrance gate. There is a hole where people are driving up close to present their card in order to open the gate. After discussion decided to request Robert Keith Davidson arrange repair through the maintenance department.**
- **Discussion regarding the Communications Committee. Because the Communication Committee is non-functional at this time David Wood made a MOTION to dissolve the Communications Committee. Roger Emigh seconded the MOTION. MOTION passed unanimously.**
- **MOTION by Roger Emigh to move \$15,975.00 from Reserve to Operations. This is part of the remodel project for the Clubhouse and is in the Reserve Budget. Seconded by David Wood. Passed unanimously.**

Member Input to Agenda:

- **Ann Waters requested the Board allow her to plant fruiting trees for the Commons for people to share and enjoy.**
- **Ann Waters also requested that CVPOC look at an alternative to roundup as it hard on the environment.**
- **MOTION by Roger Emigh and seconded by Elizabeth Anderson to approve planting of fruit trees in the Common area, based on Arc oversight. MOTION approved unanimously.**
- **MOTION to use natural or alternative herbicide where applicable by David Wood. After discussion Motion was withdrawn. Board requests that maintenance look at alternatives where possible.**

Adjournment: MOTION by Elizabeth Anderson and seconded by Diana Wolfe-Newman to adjourn. Passed unanimously. Adjourned.