

**COAST VILLAGE PROPERTY OWNERS CORPORATION  
BOARD OF DIRECTORS MEETING  
APPROVED MINUTES  
JANUARY 17, 2015**

**CALL TO ORDER at 10:20 a.m., Saturday January 17, 2015**

**A QUORUM WAS PRESENT:** Robert Keith Davidson, Larry Ames, David Wood, Ila Mae Robinson, Roger Emigh, Diana Wolfe-Newman. Six of seven Board members is a Quorum per CVPOC Bylaws.

**Membership Input on Agenda Items:** There was no membership input to the Agenda. Posted Agenda stands with additional items under Good of the Order.

**Adoption of Agenda: Motion by Ila Mae Robinson, second by Larry Ames to accept Agenda. Motion passed unanimously.**

**Reading of the Minutes:** The Minutes for the Board Meeting on November 15, 2014 were read by Robert Keith Davidson. Ila Mae Robinson made a MOTION to accept the minutes as read. Second by Diana Wolf-Newman. Discussion with a change of Facility Management report to read "Maintenance Report". Correction of spelling on Board Member name. A MOTION was made by David Wood and seconded by Diana Wolf-Newman to accept the Minutes as amended. Passed unanimously.

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

**Treasurer's Report:** The Treasurer's report was read by Treasurer, Ila Mae Robinson

**Committee Reports:**

**Activity Committee:** The Activities report was presented by Carlla van de Vyver.

**Architectural Review:** Report presented by Roger Emigh. A meeting was held on 12/11/2014. No actions taken. Project completion at 22 Sand Dollar and 177 Outer Dr. A permit has been extended for 43 Easy Street.

**CC&R'S & By-laws:** No report at this time. Waiting on a response from Vial Farthingham regarding contract for CC&R revision and update.

- **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:** Robert Keith Davidson read the Maintenance report

#### **Old Business:**

- **Water Meters:** Keith Robert Davidson reported that CVPOC took bids for a plumbing company to install the meters at the Clubhouse, Laundry, and Common Areas, i.e. Satellite Bath. The goal for completion is by the end of February. We have a \$3000.00 cap for this work. Henderson plumbing will be doing the work.
- **Satellite Bath:** The roof has been repaired. The toilets will be upgraded to a higher toilet to accommodate disabilities (higher toilets) Heaters will be installed, and painting will be done inside as well as floors being updated. All coming in under budget.
- **Sauna:** Is almost finished.
- **Park Manager:** After discussion it is agreed that Robert Keith Davidson will contact Vial Farthingham for advice on the best way to advertise for this position.
- **Lot 75 update:** Lot #75 is being cleaned. Discussion of retaining wall issues, consensus to repair retaining wall. Items of value have been placed in storage as a temporary measure.
- **Floors:** The floor work for the clubhouse and laundry/post office buildings will go forward with the contractor maintaining the original bid.

**BREAK: 12:09 – 12:23**

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

#### **Good of the Order:**

- **Satellite Bath Lot Survey:** Discussion regarding the claim from Lot @251 regarding property boundaries between that lot and the Satellite Bath lot.  
**MOTION: Robert Keith Davidson moved and Ila Mae Robinson seconded to have the Satellite Bath Lot surveyed. Discussion: This will ensure that no one can claim their property overlaps onto the Common Ground lot and avoid conflict. MOTION approved unanimously.**

- **MOTION by Ila Mae Robinson, seconded Diana Wolfe-Newman to move 25,000.00 from Operations into a savings account designated for Infrastructure. Discussion. Motion Amended to read: Motion to move \$25,000.00 from Operations into a “higher interest bearing” account. MOTION approved unanimously.**
- **MOTION by Ila Mae Robinson, seconded by Diana Wolfe-Newman to direct the Financial Committee to research options to move the Reserve Fund monies to a different financial institution in order to obtain an increase in interest on CVPOC Reserve Savings. MOTION approved unanimously.**
- **MOTION by Robert Keith Davidson, seconded by Larry Ames to obtain dumpster for debris removal of lot #75. After discussion motion not applicable.**
- **MOTION by Robert Keith Davidson, seconded by Larry Ames to contact the City of Florence regarding permits and requirements for demolition of buildings, etc. on Lot #75. Further contact various businesses for debris removal, and equipment rental or bids for removal. MOTION approved unanimously.**

#### **Member Input to Agenda:**

An anonymous complaint regarding an old bus with expired plates was read. The statement of complaint requested the Board of Directors vote to have the bus removed from the park. After discussion and review by the ARC Committee it was clarified that the bus is on private property, not on the road and therefore not breaking any City code.

Jude Craddock of 140 and 123 Outer Drive requested clarification regarding the trees taken down on lot 142 from the greenbelt. After discussion the Board of Directors assured Ms. Craddock that all the trees will be split and stacked. The trees that were removed were dead or diseased. The greenbelt will be replaced.

**Speed Bumps in the main parking lot:** Discussion regarding the habit of owners and/or visitors utilizing the parking lot for a shortcut and not stopping at the stop sign on the south side exit. Speeding thru the parking lot was also discussed. It was decided to put an article in the newsletter regarding speeding and shortcutting. If it continues the Board will take action in form of speed bumps at the entrance/exits for safety measures.

**Roads:** Charter is requesting a release of liability for laying cable under the roads. After lively discussion regarding the possibility of cutting into water or sewer lines which are under the CVPOC roads. Robert Keith Davidson will investigate an agreement with Charter that if roads are impacted they must be repaired to be left in the same

condition. This would allow a surface cut to lay cable without impacting the sewer/water lines.

The results of the court case on car damage ruled in CVPOC's favor and the court costs have been paid by the owner of the car.

A request to have a garage sale was denied after a discussion. The last garage sale held at the clubhouse was not very successful and necessitated a lot of work by staff. Because of the one way streets it is difficult to have public access as people drive the wrong way or park on the street which is not safe.

A lively discussion regarding rentals and the condition of those rentals will be addressed under old business at a future Board meeting.

There is still a lot of conversation on the conversion for electrical to be moved out from under CVPOC purview. The Board requested that Robert Keith Davidson send a letter to Vial Farthingham to see what our legal right is to enforce if someone refuses to change over to public electrical power from CVPOC electrical power.

**Adjournment: MOTION by Ila Mae Robinson and seconded by Diana Wolfe-Newman to adjourn. Passed unanimously. Adjourned.**