

**COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETING
APPROVED MINUTES
MARCH 18, 2015**

CALL TO ORDER at 10:17 a.m., Saturday MARCH 18, 2015

A QUORUM WAS PRESENT: Robert Keith Davidson, David Wood, Larry Ames, Roger Emigh, Diana Wolfe-Newman, Ila Mae Robinson and Elizabeth Anderson.

Membership Input on Agenda Items: No Membership items submitted.

Adoption of Agenda: Motion by Robert Keith Davidson, second by Ila Mae Robinson to accept Agenda. **Motion** passed unanimously.

Reading of the Minutes: The Minutes for the Board Meeting on March 18, 2015 were read by Carlla van de Vyver. Larry Ames made a **MOTION** to accept the minutes as read. Second by Roger Emigh. **Passed unanimously.**

Action Without a Meeting: Two Actions Without a Meeting were read. **Action:** Permission to Hire an On-Call Employee. **Action:** Change of Personnel Title and Hours.

Maintenance Report: The Maintenance Report was read by Robert Keith Davidson. The budget for the sauna is over by \$500.00. Explanation was presented for cost override.

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

Committee Reports:

Activity Committee: No Activities report.

Architectural Review: Report presented by Roger Emigh. Meeting of 2/26/2015.

150 Outer: Fence approved.

163 Outer: Shed approved.

Repair of asphalt approved.

Meeting of 3/12:

177 Outer: Shed extension approved.

261 Outer: New Double Wide installation approved.

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

- **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 and we are still waiting their report.
- **Electrical Update:** Vial Fotheringham has not responded at this date. Robert Keith Davidson will follow up with them to request response by the next BOD Meeting.
- **Park Manager:** Lively discussion regarding the Park Manager position. The Personnel Committee will meet to discuss changes to the current job description. The meeting was set for Saturday March 28th at 10:00 a.m. and is open to the community.
- **Lot 75 update:** Discussion regarding option to rent lot for a time to off-set costs or to immediately sell. The electric has to be updated. Discussion surrounding costs and if it should be updated prior to sale. Decision not to take down or repair existing retaining wall at this time.
MOTION by Ila Mae Robinson and seconded by Diane Wolfe-Newman to rent lot up to one year before listing for sale in order to create income stream to offset cost of electrical upgrade and lot surface repair. Rent month to month in case of cash offer. **MOTION failed.** Property to be placed for sale at \$35,000.00 but not listed with realtor at this time.
- **Speed Bumps at main parking lot:** **MOTION** by David Wood, seconded by Larry Ames to install speed bumps at the entrances to the main parking lot in front of the clubhouse in order to protect membership under Bylaws Section 5.9a (2). Approved unanimously.
- **A break at 12:10 was called. Back in session at 12:20**
- **Fences Along Property Lines (2 Motions):** Roger Emigh read two MOTIONS, #1 & #2 regarding Green belt requirements on side and rear property lines along roads. After intense discussion both motions were tabled.

- **MOTION:** Recognizing that Coast Village has a large number of existing fences down property lines, that our city zoning is silent on them (does not forbid them) and that we have lot owners regularly requesting to install property line fences, MOTION by Roger Emigh and 2nd by Ila Mae Robinson, that in the interest of returning to equal treatment of all lots and acting under authority given the Board in Article 1.9.3, the Board allow fences down property lines as follows:

1. Fence requests continue to require ARC and Board approval using ARC form 003.
2. Standard Cedar Fences, with brown pressure treated posts if desired are the only type to be allowed along property lines; other types of fencing already in place can stay in place (no change to that policy but can be replaced at any time with approval to ensure location is correct). Lot owners requesting to install a fence must locate the property line with sufficient accuracy to satisfy the ARC and Board. This Board action to allow fences down property lines has no effect on green belt requirements.

MOTION failed, 3 yes votes to 4 no votes.

This motion raised lively discussion and it was decided that Robert Keith Davidson would request a legal opinion as to the right of the Board of Directors to rule on fences down property lines. The Motion is tabled even though it failed, to wait on a legal definition.

- **Mr. Tilton Letter:** Two letters were read from Mr. Tilton covering issues already resolved at past meetings.

New Business:

An agenda request was submitted by David Wood CVPOC Board member, requesting a monthly HOA charge of \$35.00 per month to rental lots to off-set the decrease in value of CVPOC owned properties due to high number of rented units. After discussion it was decided to table this item for input from the membership as well as a legal opinion on ability for the BOD to levy this additional charge on rental lots. Robert Keith Davidson will discuss with our attorney and discuss at the April Board meeting.

Good of the Order:

- Robert Keith Davidson made the **MOTION** and Roger Emigh seconded to purchase a new flagpole for the parking lot. Cost not to exceed \$1200.00. **MOTION** passed unanimously.
- A bid from Overhead doors was discussed. This bid is \$2,533.00 over the 5 year budget approved amount, coming in at \$16,533.00. Robert Keith

Davidson made the **MOTION**, seconded by David Woods to accept the bid. Passed unanimously.

- Robert Keith Davidson made the **MOTION** and David Woods seconded to install a shower head by the pool for pre-shower before entry. Currently people are tracking water through the clubhouse after showering or “not” showering” because of the long walk from the bathrooms. This should eliminate the issue. **MOTION** passed unanimously.
- Robert Keith Davidson made the **MOTION** and Elizabeth Anderson seconded to add sign to parking lot “Over 24 Hours, Permit Required”. **MOTION** passed unanimously.
- Ila Mae Robinson made the **MOTION** and David Wood seconded to increase OD fees for NSF checks from \$25.00 to \$50.00 for the first occurrence. Then increase OD fee to \$100.00 per occurrence after that. This increase would not affect any late charges on the account if check clears after the 25th of the month. \$25.00 late fees and interest would apply. **MOTION** passed unanimously.

Discussion on preparing the room for Board meetings and breaking down. Robert Keith Davidson will instruct the maintenance staff to prepare and break down room for future meetings.

Larry Ames requested permission to plant 3 trees on CVPOC property on the south side of Lot 26. Roger Emigh, requested he put in a request to the Arc Committee.

Executive Session: 2:08 P.M. Board moved to an Executive Session to discuss Personnel. Reconvened at 2:17 P.M.

Member Input to Agenda:

- Ann Waters presented information on Round-up and its impact to the environment. Again requesting that CVPOC look at an alternative less dangerous to the community. Robert Keith Davidson will instruct the maintenance crew to stop spraying while we find an alternative.

Robert Keith Davidson advised the BOD that his goal is to have all major projects completed by July.

Adjournment: MOTION by Elizabeth Anderson and seconded by Ila Mae Robinson to adjourn. Passed unanimously. Adjourned at 3:28 P.M.