

COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETING
January 16, 2016
APPROVED MINUTES

The meeting was **called to order** at 10:02am, Saturday January 16, 2016.

President Roger Emigh called the roll and a **Quorum was established** with all Board Members present.

The **Agenda was approved** as written.

Minutes from the November Board Meeting were read by Secretary Donna Griffin. **Motion** by Dave Wood to accept the minutes as corrected, **passed** unanimously.

Treasurer's Report was read by Treasurer Scott Murray. **Motion** by Scott, 2nd by Dave: Increase the Water and Sewer budget from \$117,000 to \$140,000, bringing the total budget for the fiscal year 2015-2016 to \$140,000. The \$23,000 increase will come out of the expected excess in the budget at the end of the year. Motion **passed** unanimously. The Total amount under the Past Due heading was incorrect on the report.

The **Park Operations Manager's Report** was read by POM Carlla van de Vyver.

The **Maintenance Report** was read by Carlla. Ted Hocker asked if there is a one way sign on Sand Dollar near the "Y." A taxi came at him the wrong way on Sand Dollar. **Action:** Carlla will put up a sign.

ACTIONS WITHOUT A MEETING:

December 7, 2015: Approval of 1998 Travel Trailer for Lot 52 Outer Drive, Owner Phillip Renfro. (Approval needed due to age of trailer.)

December 14, 2015: Personnel Action, (small raise given to a maintenance employee, details not published for privacy reasons.)

December 14, 2015: Hire Hector Castellanos as a full time maintenance employee. Approved with 5 votes.

December 18, 2015: Approve the installation of a 1997 Motor Home for a dwelling unit on Lot #2, owned by Ted Hocker. Approved with 5 votes.

REPORTS FROM COMMITTEE CHAIRS:

Activities: no report. Carlla asked to make a renter Chair of this committee. **Action:** Board will review our governing documents and determine whether this is allowed.

Architectural Review: report read by Chair Roger Emigh. Board approval needed on property line cedar fence between lots 1 and 2. **Action: approved.**

CC&R: report read by Carlla van de Vyver. **Motion** was made by Noel, 2nd by Larry to make Carlla Chair of the Committee. **Approved** unanimously.

Elections: no report.

Facilities Management: no additional report beyond what was covered under the Maintenance Report.

Financial Management: no report.

Greenbelt: report given by chair Glenn Singley.

Personnel: no report.

Revitalization: no report.

Adjourned for a break at 11:25am

Reconvened at 11:37am. Noel Smith no longer present.

OLD BUSINESS

CC&R Contract Charges: Bills totaling over \$17,000 have been received for CC&R update-related items while our original contract fixed the price at \$12,000. Our Attorney has agreed to make adjustments to bring the cost back to the original agreement.

NEW BUSINESS

Fee Schedule: This was put on the agenda in error.

Treadmill: **Motion** by David, 2nd by Larry: POM to research treadmills for purchase for CV Common Area. Allow POM to donate 2 pieces of existing unused or unsafe exercise equipment, and purchase a treadmill and a fan for up to \$500. POM to post sign limiting age of exercise equipment users to 16 and over. **Passed** unanimously. **Motion** by Roger, 2nd by Diana: Remove barriers around exercise area. Rescind prior motion to put them up. Keep barriers for other uses. **Passed** unanimously.

Board Meeting Time: Change to 9am? **Motion** by Larry, 2nd by Dave: Change Board Meeting start time to 9am beginning February 2016. After discussion, motion **failed** unanimously.

CVPOC Policies and Procedures Book: Without objection from the Board, the POM is to update the Policies and Procedures Book and present it to the Board for approval when done. No objection was made.

GOOD OF THE ORDER

Flagpole location: Without objection from the Board, the POM may change the flagpole location as discussed.

Reserve Study: Without objection from the Board, the POM may call the Financial Management and Facilities Management Committees together to help work on our Reserve Study.

Trail Cameras: Dave Wood asked if we need to notify owners of trail camera installation. Carlla said we already have notices up covering the whole Park since we already have security cameras. A trail camera

has been purchased and will be installed. **Action:** the POM will post a few additional signs notifying residents of camera surveillance.

Al Thenell, Lot 183, read from the October Minutes and expressed concern about a discussion highlighted in the Minutes. Robert Keith Davidson, Lot 147, explained more about the circumstances referred to in that discussion. No Board action taken.

Keith said his infrastructure damage wording should be under the “immediate” section of the updated Rules and Regs, in the last sentence. It was put in a different section. Donna will look into this.

Keith brought up waiving dues for disabled veterans. No action was taken.

Correspondence: Two letters from Noel Smith were read by Roger. Noel resigned from the CC&R Committee and Chairmanship; and he resigned as VP of the Board, but will remain on the Board as a Director. **Motion** by Roger, 2nd by Dave: Diana Wolfe-Newman to take over as Vice President of the Board of Directors through June, to replace Noel Smith who resigned as VP. **Passed** unanimously.

Roger moved to adjourn the meeting, 2nd by Diana and passed unanimously. Meeting adjourned at 12:39pm.