

COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETING
February 20, 2016
APPROVED MINUTES

The meeting was **called to order** by President Roger Emigh at 10am on Saturday February 20th, 2016.

A **Quorum was established** with all Board Members present.

Without objection from the Board, the **Agenda was approved**.

Minutes from January's Meeting were read by Secretary Donna Griffin. Diana Wolfe-Newman made a Motion to accept the minutes as read. **Approved** unanimously.

The **Treasurer's Report** was read by Treasurer Scott Murray.

POM Carlla van de Vyver read the **Park Operations Manager's Report**.

The **Maintenance Report** was read by Carlla. Larry Ames asked about the posts that were to be installed to protect gate boxes. Carlla was waiting for better weather to do this. She will move up the schedule. Larry saw someone pulling a trailer having trouble exiting the park gate, which may be what caused some damage. Carlla will check the security footage for that time frame. Roger will write in his President's Rant about the alternate gate that Maintenance can open to make exiting the park easier for larger vehicles and trailers.

(There were no **Actions Without a Meeting** since the last Board Meeting)

COMMITTEE REPORTS

ACTIVITIES: No written report. Committee Chair Carlla van de Vyver noted that there is a potluck scheduled for March the Saturday after St. Patrick's day. Signup sheets are posted in the Mail Room.

Carlla reported that we had an on the job injury, not serious, that didn't make it into her earlier report.

ARCHITECTURAL REVIEW: Committee Chair Roger Emigh read the report.

CC&R: Report read by Committee Chair Carlla van de Vyver. She plans to put a draft of the update on the CV website after it is reviewed by the attorneys, and hold open meetings for discussion.

FACILITIES MANAGEMENT: Keith Davidson gave a verbal report. The new flagpole is up, which was the last of Keith's projects. He is now making a spreadsheet of what each of our transformers is hooked up to, so we can determine which ones we can turn off and stop paying for. He'll check into whether we're being double billed for street lights from PUD plus on city water & sewer bills.

REVITALIZATION: Report read by Committee Chair Donna Griffin.

GREENBELT: Report read by Committee Chair Glenn Singley. Glenn asked for signs to post on lots to identify Greenbelt Committee projects. 3 or 4 signs would cost up to \$100. To be discussed under Good of the Order.

OLD BUSINESS

Tenants serving on Committees: motion by Donna Griffin to allow Tenants to apply to serve on Committees, to be considered on a case by case basis by the BOD. After discussion and review of CV Bylaws the motion was withdrawn. It was agreed that tenants can volunteer to assist committees, without being considered members.

Rules & Regulations infrastructure language: motion by Donna Griffin to add the following wording to the last sentence of the first paragraph under Violations: "damage to CV property or infrastructure." Before the word "etc." Discussed and passed unanimously.

NEW BUSINESS

Mental Health Concerns/Rights: Carlla has documented problems with an owner/resident making threats against her and other CV staff and residents, and committing other violations of CV's governing documents. She asked for a restraining order to be placed against the resident owner. He threatens her when she walks or drives by his lot on her rounds. The police have been called. Motion by Diana Wolfe-Newman to "Authorize Carlla to begin the process to obtain a restraining order on [this resident,] due to his threats against her and other staff and residents. Hire a server to deliver CV's demand letter for payment of past due amounts owed. Fine [this resident] for CV Violations as applicable. Authorize Carlla to check into hiring temporary outside security personnel." Passed unanimously.

Policies & Procedures update: Employee section. Without objection from the Board, the written update submitted to the Board by the POM is approved.

GOOD OF THE ORDER

An email from Scott Murray was read requesting replacement of playground equipment. Motion made by Scott to "Authorize POM to remove tires and teeter totter from playground. POM has determined they are dangerous. POM to check into liability re: purchasing new playground equipment, and advise Board at next meeting." Passed unanimously.

Motion by Noel Smith, 2nd by Larry, to "Approve up to \$100 for purchase of custom signs to be placed on lots where the Greenbelt Committee is doing work. GBC Chair to work with the POM to order appropriate signs." Passed unanimously.

Motion to adjourn by Noel, passed unanimously. Meeting adjourned at 12:25pm.