

COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETING
June 18, 2016
APPROVED MINUTES

The meeting was **called to order** at 10:03am By President Roger Emigh.

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

The **Agenda was approved**.

Minutes from the April Board Meeting were read by Secretary Donna Griffin, amended to correct "space next to lot 101" to "lot 11" on page 2. Dave Wood moved to approve amended minutes. Approved unanimously.

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

The **Park Operations Manager's report** was read by POM Carlla van de Vyver. There was some discussion about a lot that upgraded to PUD electric service but refused to turn off his CV electric service. Roger instructed Carlla to pass all actual costs CV incurs as a result of this on to the lot owner.

The **Maintenance Report** was read by Carlla van de Vyver. Lot 5's owner Mike O'Harrow suggested a manual for maintenance to list and detail needed actions. He said brush debris is being left on his lot sometimes, and weed trimmings are sometimes left in the street. Weeds are growing around west side entries. Carlla says there is a maintenance book, but it is not as detailed as Mr. O'Harrow is suggesting. The POM will speak with the maintenance staff about his concerns.

There were no **ACTIONS WITHOUT A MEETING**.

REPORTS FROM COMMITTEE CHAIRS:

Activities report was submitted by Nancy Brock and read by Noel Smith.

Architectural Review was read by chair Roger Emigh.

CC&R read by chair Carlla van de Vyver.

Elections read by chair Ila Mae Robinson.

Financial Management read by chair Scott Murray.

Greenbelt read by chair Glenn Singley. Without objection from the Board, it was approved to reduce the GB Committee's meeting frequency to once per month.

There was no **OLD BUSINESS**.

NEW BUSINESS:

Approval of 2016-2017 Budget (moved up on the agenda at the request of Keith Davidson.) Operations budget for fiscal year 2016-2017 read by Treasurer Scott Murray. (Request from an owner to publish actual gallons of water usage each month, which used to be done but was discontinued several years ago. It was agreed that this could be put in the newsletter and/or on the website.) After extensive discussion, a **motion** was made by Noel Smith, 2nd by David Wood, **to approve the proposed FY 2017 CV Operations and reserve budget as written.** **Approved** unanimously.

Motion by Scott Murray to **move \$ 6,075.00 from Reserve to Operations** for electrical updates on lift stations. **Passed** unanimously.

Motion by Scott Murray to **move \$ 3,740.00 from Reserve to Operations** for west side fencing. **Passed** unanimously.

Motion by Scott Murray to **move \$ 2,895.00 from Reserve to Operations** for playground equipment. **Passed** unanimously.

Motion by David Wood, 2nd by Noel Smith, to **accept the proposed Greenbelt title company document as updated** (to include a signature line for a Coast Village representative.) **Approved** unanimously.

Gravel grassy area outside Post Office where dogs are tied. After discussion, no board action was taken on this.

Perimeter fencing, east side. **Motion** by Roger Emigh to **change our perimeter fence policy so that the East side perimeter is not fenced by CV.** After discussion, **motion withdrawn.**

Post our bank/financial statements on website under owner logon area. Dave Wood wants to be able to see a summary of deposits, withdrawals, and totals in our CV accounts. Carlla was already planning to begin putting this information on the website beginning the end of June, so no motion made. Carlla mentioned that anyone who owns in Coast Village, and is in good standing, can come into the office and ask to see this information.

Update Rules and Regs wording on mopeds: After discussion, no motion was made.

Lot 121 and 91: two trailer loads of trash were removed, including human waste requiring hazmat suits for maintenance personnel removing it. This took a full day's work for two people plus disposal cost. **Motion** by David Wood, 2nd by Larry Ames, for the **POM to recover all costs incurred to clean up these two properties, plus fine the owner \$200 per lot under the current rules and regulations fine schedule for Waste and Garbage and Unpleasant Conditions and Nuisances.** Passed unanimously.

Lot 121 and 91: **Motion** by Noel Smith, 2nd by Larry Ames, to **restrict the current owner of lots 121 and 91 from having pets in Coast village in accordance with the Nuisance section of the CV Rules and Regulations.** Passed with 5 votes.

Lot 102 continued use of Park electricity: Transformer will be turned off as soon as all other lots on that transformer are converted to PUD. No board action needed.

Letter from Pat Rongey to the Board regarding cats and toxoplasmosis was read. No board action taken.

Dues increase: Letter read by Roger Emigh from the Bohannans regarding the proposed dues increase. No Board action taken at this time, but it will need to be addressed prior to the announcement date in November.

GOOD OF THE ORDER:

Motion by Diana Wolfe-Newman, 2nd by Noel Smith, to **cancel the July Regular Board Meeting and schedule a Special meeting in its place** to shorten the agenda.

Glenn Singley, webmaster for Coast Village, read recent statistics on usage of the new CV website.

John Mulwaney requested that Committee Reports, POM & Maintenance Reports be posted on the website or in the newsletter, or otherwise provided to owners who do not attend Board Meetings where the reports are read. He also requested that the directory listing lot owners and their contact information be published again. **Motion** by Noel Smith to **publish a new Coast Village Directory with an opt-in form to be published and completed for owners to be included.** Approved unanimously.

Motion by Larry Ames to adjourn, passed unanimously. **Meeting adjourned at 2:54pm.**