

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

The Meeting was **CALLED TO ORDER** at 10:00am by President Roger Emigh.

A **QUORUM WAS ESTABLISHED** with all Board Members present except Vice President Diana Wolfe-Newman.

The **AGENDA** was **APPROVED** unanimously.

Minutes from the June 2016 Board Meeting were read by Secretary Donna Griffin, and w/o objection from the Board were approved. Minutes from the July 2016 Special Board Meeting were read and also approved without objection.

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

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

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

COMMITTEE REPORTS

Activities read by chair Carlla van de Vyver

Architectural Review read by chair Roger Emigh.

CC&R: no report, waiting on draft document from attorneys.

Greenbelt read by chair Glenn Singley.

OLD BUSINESS:

Dues increase: **MOTION** by Scott Murray, 2nd by Noel Smith, to Increase the annual lot assessment to \$2100 for Calendar Year 2017. (This will increase monthly dues to \$175 beginning January 2017.) After lengthy discussion, motion **passed unanimously**.

NEW BUSINESS:

1. Regarding requiring proof of pet vaccines/licenses: Email from Pat Rongey was read, letter from Jill Rizk was summarized. After discussion, no Board action was taken.
2. Park power: updated figures were presented, and how to handle the few remaining lots that may still be on park power come January 2017 was discussed. No Board action was taken.
3. **MOTION** by Larry Ames, 2nd by Noel Smith: Park owned lot 11 to have hookups for utilities installed so we can rent it. After discussion, the **motion was amended** to have the POM get quotes on installing utility hookups on park-owned lot 11 and report back to the Board. **Passed unanimously**.

4. Lot 12: **MOTION** by Pat Thompson, 2nd by Noel Smith: Increase the monthly rent on lot 12 to \$425. Votes: 2 for, 2 against, 2 abstained. **Motion failed.**
5. Laundry cost increase: After discussion, no motion was made.
6. Heat pump: **MOTION** by Noel Smith, 2nd by Scott Murray: POM to get a quote and cost/savings analysis for installing a heat pump to serve the pool and clubhouse. **Passed unanimously.**

GOOD OF THE ORDER:

MOTION by Larry Ames: Committee Chairs must get Board approval to let any Committee Members go. Motion **passed** with 4 votes.

MOTION by Larry Ames: Assess \$50 fine to vehicles parking in handicapped spaces without valid handicap tags. **Passed unanimously.**

MOTION by Noel Smith: POM to look into and possibly hire someone to evaluate our water infrastructure. **Passed unanimously.**

Ted Hocker expressed concern that the current By-Laws may not have been passed according to our rules. The Chair reviewed the documentation and ruled that the By-Laws were approved according to the rules. Noel Smith appealed the decision of the Chair. Two votes for, appeal failed. Additional documentation was showed to Ted to support the ruling.

MOTION by Noel Smith, 2nd by Larry Ames: If an owner is behind on their dues, the POM and/or the Board of Directors may decide not to allow them to rent their property until a repayment arrangement is in place. Add this statement to the Rules & Regulations under the Rentals section. **Passed unanimously.**

Meeting adjourned to Executive Session at 12:47pm.

Returned to Regular Session at 1pm.

Meeting adjourned 1:01pm.