

**COAST VILLAGE PROPERTY OWNERS CORPORATION**  
**BOARD OF DIRECTORS MEETING**  
**November 19, 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.

The *agenda was approved* with the addition of an executive session.

The *Minutes from the October meeting were read* by Secretary Donna Griffin and approved as read.

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

The *Park Operations Manager's Report* was read by POM Carlla van de Vyver. She added that an employee had a near miss with a live electric cable that had not been capped. An electrician discovered other issues while here. Safety issues will be addressed. If anyone notices any wire ends in the park, don't touch them, report them to the office.

The *Maintenance Report* was read by Carlla.

**COMMITTEE REPORTS:**

Activities: read by Carlla van de Vyver.

Architectural Review: read by Chair Roger Emigh.

CC&R: Yesterday Carlla received the draft of the changes from our attorney! This week a meeting of the committee will be called to review them.

Greenbelt: read by Chair Glenn Singley.

Safety Committee: Ted Hocker got a quote for \$4000 for the purchase of all the speed bumps we need to complete the project.

**OLD BUSINESS:**

Water: Discussion of replacing water lines and including individual meters at lot shutoffs at a cost of \$375 per lot. Assessment vs spending down reserve fund, and doing work all at once or a little at a time was discussed. Doing it all at once would cost more than 5% of the budget and would require a vote of the membership. *Motion by Scott Murray, 2<sup>nd</sup> by Noel Smith: Put water repair project, as described in the POM's report, out to a vote of the membership since it would cost more than 5% of our budget. Approved unanimously.*

Water project cost coverage: POM and Treasurer to come up with wording to describe financing options for the project to include on the ballots to be sent out. Board to vote on it via Action Without a Meeting so ballots can go out ASAP.

Speedbumps: Motion by Diana Wolfe-Newman, 2<sup>nd</sup> by Scott Murray: Move \$4000 from Reserve to Operations for speedbumps. Passed unanimously. Ted volunteered to pick up the speedbumps from Eugene.

**NEW BUSINESS:**

Close clubhouse at night due to abuse of facilities: Carlla reported that the issues we were having with abuse of the facilities has been addressed. No board action taken at this time.

Trees: Larry would like the Board to instruct the CC&R committee to add to the CC&Rs a requirement for trees to be incorporated into the greenbelts at the rate of at least one tree per 30' of lot line, allowing for a 10' setback from the roads. Exact wording to be determined. This is to ensure trees are not continually removed from greenbelts without any requirement for replacement, negatively affecting the aesthetics of the park as well as the function of trees as a windbreak. The committee is so instructed.

Adjourned to Executive Session at 12:18pm.

Returned to regular session at 12:27pm

Meeting adjourned at 12:28pm