

**COAST VILLAGE PROPERTY OWNERS CORPORATION**  
**BOARD OF DIRECTORS MEETING**  
**January 21, 2017**  
**APPROVED MINUTES**

The meeting was *called to order* at 10:00am

A *quorum was established* with all members present.

The *agenda was approved*.

*Minutes* from the November meeting were read by Secretary Donna Griffin. Approved as read w/o objection from the board.

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

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

The *Maintenance Report* was read by Carlla.

***ACTIONS WITHOUT A MEETING:*** There were two: one on December 6<sup>th</sup> to approve the wording of the water leak repair ballot and cover letter, which was approved; and one on December 9<sup>th</sup> to approve a fence request on lot 75, which was also approved.

***COMMITTEE REPORTS:***

Activities: given by Carlla van de Vyver

Architectural Review: read by Chair Roger Emigh

CC&Rs & By-Laws: no report. Meeting has not been held yet due to illness but will be scheduled in the next few weeks. An open forum will be scheduled and listed in the February Newsletter.

Elections Committee: report will be given under old business.

Traffic and Safety Committee: read by Ted, who would like to change the name of the Committee to "Safety and Welfare Advisory Committee." Discussion followed. Roger suggested the name "Safety Advisory Committee." Motion by Larry Ames, 2<sup>nd</sup> by Pat Thompson, to change the name and accept the Duties and Responsibilities list provided by Ted, as modified. (Copy of original and modified lists attached to the motion record.) Approved unanimously.

**OLD BUSINESS:**

Chair Pat Thompson of the Elections Committee read the report on the water line repair vote. It passed with 119 yes votes out of 145 votes received. There were 23 no votes and 3 invalid (unsigned) votes. Motion by Larry Ames, 2<sup>nd</sup> by Scott Murray to accept the results of the Elections Committee water line repair bill vote and instruct the POM to enter into a contract to do the work. Passed unanimously.

**NEW BUSINESS:**

Rules & Regulations update: Motion by Donna Griffin, 2<sup>nd</sup> by Noel Smith, to approve the update to the CV Rules & Regulations adding the registration fee language to page 14, bullet point 5. The fee was added to the fee schedule attachment as well. Approved unanimously.

Loose/Dangerous dogs: Motion by Donna Griffin, 2<sup>nd</sup> by Larry Ames, to add a “vicious uncontrolled animal” fine of \$100 to the rules and Regulations. This fine will be applied for animals who attack people or other animals. Change \$10 fine to \$25 under the “animal off leash” category in the Fine Schedule. Motion approved unanimously. Motion by Larry Ames, 2<sup>nd</sup> by Pat Thompson: POM and Board President to contact our attorney regarding lot 121’s aggressive dog now that it has actually attacked a dog and caused injury to a resident who won’t file charges. Find out what we can do about the continuing nuisance, since fines are not stopping it. Motion passed unanimously.

After a 10 minute break, the meeting was resumed with Director Noel Smith absent.

Confiscated bikes: two bikes found abandoned, hanging off Spruce street fence. Maintenance confiscated them and put them in storage. POM asked the police if they wanted to take charge of them and they said no. Motion by Donna Griffin, 2<sup>nd</sup> by Pat Thompson, to donate them to charity as determined by the POM. Motion passed with five votes.

Electrical Upgrade: The deadline for electrical conversions to PUD has passed. There are six lots left on park power. Motion by Roger Emigh, 2<sup>nd</sup> by Donna Griffin: Lot 253: disconnect park power. Lot 102: send letter. Lot 84: in foreclosure, do nothing for now. Lot 85: owner plans to convert in conjunction with lot 84, so do nothing for now. Lot 192: send letter. Lot 57: disconnect park power. POM to send 30-day disconnect notices and disconnect lots as above. Send letters to other lots as above. Motion passed with four yes votes, two abstained.

Speed bumps: letter from Nelda Graf was read. No board action taken at this time.

Accounting procedures: item withdrawn.

**GOOD OF THE ORDER:**

Jude Craddock, lot 140, reported that she has chemical sensitivity, and another resident has COPD. Ted’s wood stove smoke is bothering them often. They would like something to be done about it if possible. The POM has spoken to Ted about extending his chimney. Carlla will check with the city to be sure Ted’s chimney height meets code. If not she will write him a letter to have him correct it. Regardless of code compliance, if the smoke nuisance issue is not handled, we will consider fining him under the nuisance section of the rules and regulations based on written resident complaints.

Motion by Larry Ames, seconded by Pat Thompson, that Committee Chairs must live in or around Florence full time. After discussion, it was decided to postpone this issue until next month under old business.

Adjourned to executive session at 1:12pm.

Adjourned from executive session at 1:34pm

Meeting adjourned at 1:35pm.