

**COAST VILLAGE PROPERTY OWNERS CORPORATION**  
**BOARD OF DIRECTORS MEETING**  
**APPROVED MINUTES**  
**July 15, 2017**

**Call to Order:** Meeting called to order at 1:38 pm.

**Establishment of a Quorum:** Six (6) board members present: a quorum was established. New board member Vernon Wilson was present, new board member Jill Rikz was absent.

**Adoption of Agenda:** Agenda was approved as read.

**Reading of the Minutes:** Minutes from June 17, 2017 board meeting were read and approved.

**Treasurer's Report:** Treasurer's report was the same as the Annual meeting so it was not read.

**Park Operation Manager's Report:** POM report was the same as the Annual meeting so it was not read.

**Committee Reports:** Reports from Committee chairs were read at the Annual Meeting so we don't have any to review at this meeting.

**Old Business:** Use of Round-Up or some other weed killer was discussed to use on the small strip of dirt and sand area near the north side of the office by the windows and the volleyball court. Diane Wolfe-Newman suggests that we post a sign if we use any type of herbicide on any sprayed areas. Investigate and use any type of herbicide except Round-Up on area behind the office and the Volleyball court, only use on designated areas. Motion made by Pat Thompson, 2<sup>nd</sup> by Vernon Wilson, all in favor, unanimous.

Request for \$250 for Neighborhood Watch T-shirts and pepper spray was denied.

Coast Village can't be held responsible for the actions of the Neighborhood Watch volunteers. Neighborhood Watch put on hold until we have a volunteer to coordinate activities.

**New Business:** Jill Rikz & Vernon Wilson were seated as new Board Members. The President, Roger Emigh asked if any of the BOD would be willing to step in as Secretary to replace Donna Griffen's role. Larry Ames volunteered to be the Board Secretary as long as he doesn't have to take the minutes. Nancy Brock offered to do the minutes for Larry. Scott Murray stated he is willing to continue as the Treasurer. Diana Wolf-Newman stated she is happy to continue as VP. President Roger Emigh stated "without objection" Scott Murray will continue as Treasurer, Larry Ames will serve as Secretary and Diana Wolf-Newman will serve as VP. There was no objection.

Remaining Lots on Park Power were discussed. Coast Village has a total of 6 lots still on park power: 19, 84, 85, 102, 192, & 253. Lot # 102 has both Central Lincoln PUD & Coast Village power. Lot # 19 will have the power shut off and the meter removed this next week.

Motion to transfer \$4,865.00 to Operations account to cover payment to Scott Ryland Plumbing for the ongoing water project. Motion by Larry Ames to approve, 2<sup>nd</sup> by Scott Murray, passed unanimously.

The "Rules & Regulations", specifically wording under Camping Section and "use of Temporary Structure" on page 7 was discussed. The fine schedule for using a temporary structure as a permanent residence will have to be reviewed. Board should be prepared to deal with distinctions between RV's, holding tanks, tents, pick-ups, Yurts, etc. if this issue comes up in the future. This may come up under distinctions for Guest quarters and Bunk houses, see the 7 day rule versus the 6 month rule as stated in the CC&Rs.

Board discussed creating a new Reservation Form for the Rose Room. The gate must have an Attendant present to let public into Coast Village property for event. Put on the August 2017 Agenda for the Board to vote on.

Board discussed use of Motorized (gas powered) bicycles within the park; agreed that we would give 2 verbal warnings, then send a letter and levy a \$25.00 fine.

**Good of the Order:** Input from Lot Owners; there is an old trailer on Lot # 173, if this is considered guest quarters, it has become dirty and an eyesore. Board has an obligation to maintain the appearance and favorable living conditions of all lots within Coast Village. Send a letter to lot owner indicating old trailer has become an eyesore.

**Adjournment:** Scott Murray moved to adjourn at 2:44 pm, 2<sup>nd</sup> by Larry Ames, vote to adjourn unanimous.

Respectfully submitted.

Nancy Brock