

COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETING
September 16th, 2017
APPROVED

The meeting was ***called to order*** at 10:04 am by Vice President Diana Wolfe-Newman.

A ***quorum was established*** with Vice President Diana Wolfe-Newman, Treasurer Scott Murray, Secretary Larry Ames, and Directors Pat Thompson and Jill Ritz. Director Vern Wilson and President Roger Emigh were absent.

The **agenda was approved.**

Minutes from the August 26th, 2017 meeting were read by Secretary Larry Ames. Pat Thompson made motion to approve, 2nd by Larry Ames, **Approved** unanimously. The **Treasurer's Report** was read by Scott Murray. **Motion** by Scott Murray to pay \$1,525.00 to American Leak Detection for the water leak check that was completed on 08/22/17, 2nd by Pat Thompson. **Passed** unanimously.

The **Park Operations Manager's Report** was read by Carlla Van deVyver.

Larry Ames made **Motion** to have Park Operations Manager go to the City of Florence to have them review the dead tree by the pump station to see if it should be trimmed or removed; 2nd by Pat Thompson. **Passed unanimously.**

REPORTS FROM COMMITTEE CHAIRS:

Committee Reports:

ARC Report: read by Noel Smith. Approved Trailer to be moved into Lot # 91 Outer Drive.

Activities Report: none

CCR Committee Report: none

Greenbelt: read by Noel Smith; corrected 2nd paragraph to Lot # **188** would like to cut a tree in her greenbelt (which she planted) and replace with an apple tree. There was no objection from the ARC members, so it was approved.

ACTIONS WITHOUT A MEETING: None

OLD BUSINESS:

Greenbelt trimming & Height: **Motion** by Larry Ames to forward this issue until Glenn Singley returns to Coast Village or to October BOD meeting; 2nd by Pat Thompson. **Passed unanimously.**

Temporary Structures: Larry Ames wants to make 2 motions.

Please refer to Florence City Code: 10-29-5:

C.

1. *Front Yards: All dwellings and structures shall be set back at least twenty feet (20") from the front property line unless the street pavement encroaches onto the lot, then the dwelling portion of the structure may be set back a minimum of ten feet (10') from the closest edge of the pavement and the garage or carport shall be set back twenty feet (20") from the closest edge of pavement.*

No permit is required for temporary shelters. Going forward we should enforce the 20' setback for any permanent or temporary structure unless the 10' rule applies, or the City of Florence overrides our ruling.

Larry Ames makes a **Motion**; enforce the 20 feet from payment rule for any temporary structure; carports, etc. unless the 10' rule applies, or the City of Florence overrides our ruling; 2nd by Pat Thompson. **Passed unanimously.**

Second motion by Larry Ames: **Motion** to require ground anchors for all temporary structures or shelters; to be anchored by the factory anchors. All temporary structures come with anchors in a kit with installation instructions. To include current installed temporary structures; 2nd by Scott Murray. **Passed unanimously.**

Discussion: Temporary structures, or temporary structures being used as permanent structures; contact current residents and instruct them that they must install the factory anchors to the temporary structures that have been previously put up on their property. When current Residents have installed the temporary structures; they can request that the structures to be inspected or reviewed by the ARC to see if factory anchors are required. Residents that currently have concrete or sandbags will still need to install the factory anchors.

Traffic Camera Review:

Board of Directors instructs Park Operations Manager to ask for volunteers in the October 2017 Newsletter. Insert a sign-up sheet in the newsletter for lot owners to volunteer to review traffic cameras for infractions. Traffic infractions occur when drivers run stop signs, or speed over 10 miles per hour. We will have designated speed lines set up at specific traffic cameras.

NEW BUSINESS:

Complaint received from Lot # 15 Village Street; letter read by Treasurer Scott Murray. Motion to leave stop sign where it was placed on the SW corner of Village & Redwood Streets, west side of Coast Village; 2nd by Larry Ames. **Passed unanimously.**

Complaint from Lot # 225 Azalea Street; concern regarding unsightly properties.

See **5.5**; Coast Village **CC&R's**: Unpleasant Conditions and Nuisances:

No noxious or offensive or unsightly conditions are permitted upon any portion of the Planned Community nor anything be done thereon which may be or may become an annoyance or nuisance.

Park Operations Manager, Carlla Van deVyver read part of her response regarding violations pertaining to Lot # 229. Noel Smith mentioned that the CCR update from Vial Fotheringham be reviewed; we should use the legal ruling guidelines outlined for appearance and nuisance requirements for our updated CC&R's so that we have a legal standing to enforce, fine, and/or require owners to clean, improve, or remove nuisance from their property.

Motion to send letter to owner of Lot # 229 made by Diana Wolfe-Newman, 2nd by Pat Thompson. **Passed unanimously.**

Larry Ames discussed **Harassment**, wants Coast Village Board of Directors to take care of any harassment issues of employees or residents immediately, not wait for months or a board meeting. Letter written by Scott Murray. **Motion** to accept and send letter made by Diana Wolfe-Newman, 2nd by Jill Ritz. **Passed unanimously.**

Diane Wolfe-Newman suggests we add complaint form to Newsletter so residents have a copy available at all times to submit to the BOD or the Coast Village office.

GOOD OF THE ORDER:

Discussed the need to include bicycles and skateboards along with the other traffic violations in Coast Village. Bicycles and skateboards go around corners without stopping, don't obey one-way road sign, go way over 10 miles per hour. When volunteers review traffic cameras we can also look for bike and skateboard infractions, but can only issue warnings if they are Lot owners or residents. Board asks Park Operations Manager to add an article about this issue in the October 2017 newsletter.

Complaint about un-identified payment of Lot dues. Carlla discussed Lot owner making a cash deposit to Coast Village bank account at Banner Bank in Eugene. No identifying information on the deposit. Owner has been advised to either send a personal check, money order, or set up an automatic payment thru their bank account. Carlla will charge late fee if this happens again on this Lot.

Larry Ames Motioned to Adjourned to Executive Session at 12:25 pm, 2nd by Scott Murray. **Passed** *unanimously*.

Executive Session Minutes:

Discussion to give Coast Village Employee a raise, he has worked for Coast Village for over a year.

A **motion** was made in Executive Session by Jill Ritz to give Employee a raise, 2nd by Scott Murray. Motion passed; 4 yes votes: Diana Wolfe-Newman, Scott Murray, Pat Thompson, Jill Ritz. Opposed one No vote, Larry Ames.

Returned to regular session at 12:31 pm.

Motion to adjourn Coast Village BOD Meeting by Larry Ames, 2nd by Scott Murray, **Passed** *unanimously*.

Meeting adjourned at 12:33 pm.