

**COAST VILLAGE PROPERTY OWNERS CORPORATION**  
**Executive BOARD OF DIRECTORS MEETING**  
**January 20<sup>th</sup>, 2018**  
APPROVED MINUTES

The meeting was **called to order** at 10:02 am.

A **quorum was established** with President Roger Emigh, Vice President Diana Wolfe-Newman, Treasurer Scott Murray, Secretary Jill Rizk, and Directors Pat Thompson and Kim DeNolf-Davis present. Six of seven board members are present. One Director Seat is vacant at this time, Vernon Wilson has resigned.

The **agenda was approved** with the addition of the CCR report.

**Minutes** from the November 18<sup>th</sup>, 2017 meeting were read by Vice President Diana Wolfe-Newman. November 2017 minutes approved with no corrections.

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

The **Park Operations Manager's Report** was read by Carlla Van deVyver, Park Operations Manager. Camera surveillance was discussed. Ted Hocker asked about the Software problem with our Coast Village cameras. Carlla explained that our system is outdated and not compatible with the new computer in the office.

**ACTIONS WITHOUT A MEETING:** None.

**REPORTS FROM COMMITTEE CHAIRS:**

**Committee Reports:**

**ARC Report:** read by *Roger Emigh*.

**Activities Report:** read by *Nancy Brock*.

**CCR Committee Report:** read by *Carlla Van deVyver*.

**Greenbelt:** read by *Gene Van deVyver*.

**Election Report:** read by Pat Thompson, Chairperson of the elections Committee. Pat stated the Cover Letter asking for Volunteers for Coast Village Director along with Declarations were mailed out on January 16<sup>th</sup>, 2018. They have a final return date of February 14<sup>th</sup>, 2018 so that the Elections Committee will be able to prepare and then mail out the ballots for the Election as soon as possible.

## **OLD BUSINESS:**

Garbage and recycle costs were discussed. Coast Village is trying to educate our owners and residents about acceptable recyclable items; and what kind of trash now has to be put in the garbage. No plastics are able to be recycled in our Coast Village dumpsters at this time.

Several Letters have been sent out to Lot owners in January 2018; one problem has been resolved; others still pending resolution.

## **NEW BUSINESS:**

**Transfer \$4,900.00 to Operating Account** for the ongoing Water Project.

**Motion** by Treasurer Scott Murray, to transfer \$4900.00 to Coast Village Operating Account for ongoing Water Repair Project; Motion 2<sup>nd</sup> by Pat Thompson. Motion was **Passed** unanimously.

**Letter received from Garda Page;** read by Pat Thompson & Jill Rizk; purpose of letter was to discuss charging Coast Village Owners for water use. Currently CV pays less as a community for water than private Florence home owners. Discussion for installing water meters in each Lot was for the purpose of detecting water leaks, not to charge owners for water usage. Coast Village owners voted to install water meters with the understanding this was a "leak detection" precaution; not to charge owners for their water usage. All Coast Village owners need to be good neighbors and keep their plumbing and hose bibs in good working order so we aren't wasting water. Leaking hoses, pipes, and dripping faucets waste more water than you realize, and also impact the sewer charges. Finding and repairing water leaks quickly will lower our water costs for the entire community. We may have to have surcharge on excessive water use after meters are installed and being read every month. This will be a future decision after the meters have been installed and a normal water usage amount has been established.

**230 Horseshoe Bend:** Ask owner to get a property survey to determine if the fence is on her property. Contractor was instructed by POM to repair fence in same spot on the lot; not to change fence footprint. Board asks POM to send gently worded letter to Owner regarding fence issue.

**Discussion on Fences & Sheds:** Board asks office staff to look for any motions or minutes that address cutting or moving greenbelt plants to paint or repair sheds or fences. Contact previous Secretary Donna Griffin to see if she can remember how she received permission to repair her shed on Lot 186 Huckleberry Lane. President Roger Emigh states Greenbelt takes priority over fence or shed repair.

Have office staff review rules and guidelines received from attorney around Grandfathering Greenbelt encroachments.

**Stop Sign Violations:** Gene Van deVyver and Richard Franklin reviewed camera recording of Stop Sign infractions. Vision is a problem after dark, so infractions are recorded during daylight hours. POM will send warning letters to guilty residents, indicting how many times stop sign was ran and that they were recorded on our traffic cams.

Coast Village Board has verbally given POM permission to remove the **"No Pets"** sign from the outside of the Laundry/Post Office building.

**GOOD OF THE ORDER:**

- 1) Temporary cloth covered garages were discussed. The shelters should not be set so that residents trespass on their neighbors' property to park or leave their lot. Letter will be sent to owners who have shelters that are set improperly.
  
- 2) Discussion regarding Temporary cloth covered shelters, when installed they should be adequately anchored. Discussion explaining how wind can blow structure down causing property damage.

**Mention of visible clotheslines, chains, and ropes** were not allowed due to unattractive and unsightly. Rule not verified at the meeting. *See CCR 5.5, 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.*

**No Trespassing signs:** Some discussion if "No Trespassing" signs are allowed. Our main sign at the gate states "No Trespassing", this sign should be interpreted as inclusive of all lots in Coast Village. Mention that Lot #194 Rhody Loop has Florence Police advise him to post a No Trespassing sign after theft on his unoccupied Lot. See if POM can verify this with Florence Police Dept.

**Motion** made by Treasurer Scott Murray to adjourn the Coast Village Board meeting, Motion 2<sup>nd</sup> by Diane Wolfe-Newman. Motion was **passed** unanimously. Meeting adjourned at 12:25pm.