

COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETING
February 17th, 2017
Approved Minutes

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

A **quorum was established** with President Roger Emigh, Vice President Diana Newman, Secretary Jill Rizk, and Directors Kim Davis and Pat Thompson. No Directors were absent. We have 2 vacant seats on the Board at this time.

The **agenda was approved** with the modification of "**move ARC Complaint letters after the Finance Recommendations listed under New Business**".

Minutes from January 20th, 2018 Coast Village Board meeting were read by Director Pat Thompson. The minutes were approved with no corrections.

The **Treasurer's Report** was read by Park Operations Manager, Carlla Van deVyver. Mention was made to contact Attorney at Vial Fotheringham to make sure the General Judgement of Foreclosure for 84 Manzanita is finalized within the 60 day time frame given to Coast Village POM.

A **motion** was made by Pat Thompson, 2nd by Jill Rizk to move \$6,440.00 from the Coast Village Reserve account to the Operations Account for payment on the Coast Village Water Project. Motion **Passed** unanimously.

The **Park Operations Manager's Report** was read by Carlla Van deVyver. Park Operations Manager is not recommending adding a Heat Pump to the Pool at this time.

ACTIONS WITHOUT A MEETING: None

Committee Reports:

ARC Report: read by *Committee Chair Roger Emigh*

Activities Report: read by *Committee Chair Nancy Brock*

CCR Committee Report: No report this month.

Greenbelt: read by *Committee Chair Gene Van deVyver*

Elections Committee Report: read by *Committee Chair Pat Thompson*.

We had 4 valid declarations returned to the Elections committee. Coast Village Declarations for Board Director & ballots will be mailed out to Coast Village lot owners on the week of February 19th, 2018.

OLD BUSINESS:

Greenbelt trimming to maintain sheds or fences that have encroached into greenbelt:

Board instructs office to review records from November 2014 for any documentation about this issue. Discussions were at Board meetings conducted in 2014 or 2015; regarding maintenance of Greenbelt Encroachments grandfathered in by the recommendation of Vial Fotheringham Attorney. Motion dated November 15, 2014. Roger Emigh, Chair of ARC, maintains that the Grandfathering Waiver didn't include cutting out Greenbelt to maintain encroachments.

Lot 230 Update:

Owner advised to have property a survey completed by Coast Village POM. No further contact has been made with lot owners. Coast Village office believes Owner of lot # 230 Horseshoe Bend has resolved the issue with her neighbor; fence was not over the property line.

NEW BUSINESS:

Finance Committee will meet to present & discuss different funding options to finance the additional costs associated with the Water Project.

Complaint letter about the ARC committee was read. ARC response letters read in regards to the complaint letter. Complaint was regarding projects that need a Florence building permit and those that don't. Two owners made verbal complaints about the ARC chair; they stated that the permit issue needs to be discussed with lot owner before going to the City.

Scott Murray, Treasurer, resignation letter was read. Some discussion about why Treasurer resigned from the board.

GOOD OF THE ORDER:

Complaint read to the board; Lot # 229, large dog (Pit Bull puppy) off leash ran over small Pomeranian dog at neighbor's lot. Also, resident at Lot # 229 is screaming in the middle of the night, yelling obscenities. This is the 2nd complaint, one neighbor says this has been going on for 14 months. Also said the outside yard area and building are offensive.

A **motion** was made by Pat Thompson, 2nd by Jill Rizk to write a letter for off leash violation to the owner of Lot # 229 Horseshoe Bend in response to these 2 complaints. Motion **passed** unanimously.

Park Operations Manager called and asked Florence Police who talked to the owner of Lot # 194 Rhody Loop about his "No Trespassing" sign; police didn't have a record of this conversation. Florence Police said the "No Trespassing" sign at our gate entrance covers all Coast Village lots.

Board will send a letter to Nancy Anderson, Lot # 150, thanking her for all the work she has been doing sorting garbage out of the Coast Village re-cycling bins.

A **motion** was made by Diana Newman, 2nd by Jill Rizk, to adjourn Coast Village Board meeting at 12:29 pm. Motion **passed** unanimously.