

COAST VILLAGE PROPERTY OWNERS CORPORATION
ANNUAL MEMBERSHIP MEETING
JULY 15, 2017
APPROVED MINUTES

CALL TO ORDER: The meeting was called to order at 10:05am by Board President Roger Emigh.

ESTABLISHMENT OF A QUORUM: a QUORUM WAS ESTABLISHED with the required 48 members needed for a quorum exceeded.

ANNUAL FINANCIAL REPORT: presented by CPA Karla Holloway, referencing the packet of financial statements and notes that was provided to all attendees.

READING AND APPROVAL OF THE PRIOR YEAR'S MINUTES: Minutes from the 2016 Annual Membership Meeting were read by Secretary Donna Griffin. Ted Hocker #142 moved, second by Gene Van de Vyver #22 to approve the minutes with the correction of Keith Davidson's lot number under the Treasurer's Report. Motion passed.

TREASURER'S REPORT: read by Treasurer Scott Murray.

PARK OPERATIONS MANAGER'S REPORT: read by POM Carlla van de Vyver.

COMMITTEE REPORTS:

Activities Committee: read by Chair Nancy Brock.

Architectural Review Committee: given by Chair Roger Emigh.

CC&Rs & By

Laws Committee: read by Chair Carlla van de Vyver. Leann Chapman #204, asked why motorcycles were not allowed. Carlla explained. Dave Jaeger #102 asked about lots that were going to be combined. Roger explained that they had already been combined. No new lots are to be combined. Keith Davidson, #147, added historical information. Florence city code currently prohibits further changes to lot lines. Dave Wood #43 asked if a lot was sold with more than one mobile home on it, did one need to be removed. Director Larry Ames responded that both units could not be full time residences, but they could stay on the property if used according to the rules.

Greenbelt Committee: read by Chair Glenn Singley. Al Thennell #183 asked if CV maintenance ever did maintenance on green belts, that there was a lot of dry brush in some greenbelts. He also mentioned a tree that had fallen from a greenbelt area. Carlla van de Vyver answered that trees on common areas are addressed by our staff, but not anything in greenbelts that are on individual lots. Al asked about greenbelt located on the street easement. Carlla said she or someone would come look at it and let him know.

Financial Management Committee: read by Treasurer Scott Murray.

Personnel Committee: given by Chair Carlla van de Vyver.

Safety Advisory: read by Chair Ted Hocker.

ELECTIONS COMMITTEE REPORT AND INTRODUCTION OF NEW BOARD MEMBERS: Chair Pat Thompson gave the report. **New Board Member Jill Rizk # 201 was announced** as a write-in after insufficient candidates volunteered. All other candidates were elected by default. There were two other write-ins who later declined nomination. That left us one Board member short.

OLD BUSINESS: None.

NEW BUSINESS:

1. Motion to elect two additional Board members: President Roger Emigh asked for nominations to fill the one remaining open Board position. Dave Wood nominated Ted Hocker #142. Vernon Wilson, #90, was nominated. Glenn Singley #150 was nominated but declined. Director Larry Ames asked that each candidate say a few words about themselves before the vote was called. Votes for Vern: 42. Votes for Ted: 10. **Vernon Wilson was elected to the Board.**
2. Speed Bumps: Keep, Remove or Replace?: Vernon Wilson #90 made a **motion to remove all newly installed speed bumps**, motion seconded. After extensive discussion both pro and con, Elsie McKean #247 asked to move to the vote. For: 50. Against: 13. **Motion passed.**

Dave Jaeger #102: **motion that removal of speed bumps begin within 2 weeks of this meeting.** 2nd by Noel Smith. After discussion, the vote was called: for: 46, against: 6. **Motion passed.**

Allison Cochiara #184 **moved to replace the new speed bumps with the gentler ones Carlla mentioned.** Carlla said the ones at Greentrees are a good option. They are \$133 each. Carlla requested that the office staff be involved in determining placement. Keith answered questions about the Greentrees speed bumps. John Mawhinney suggested providing handicap chairs or other vehicles with flags for better visibility. Allison amended her **motion to: the Board do a vehicular safety study to determine the best option to reduce speed in the park.** 2nd by Noel. Vote: for: 20 against: 44. **Motion failed.**

Carlla #22 **moved that the Board do a safety study in the park to look at ways to slow traffic down, without the option of adding speed bumps back.** 2nd Al Thennell. Vote: for: 49, against: 10. **Motion passed.**

Adjourn at noon for 30 minute lunch break.

Meeting called back to order at 12:33pm. A count revealed 33 members present, not enough for a full quorum. Gene van de Vyver moved, Dave Wood seconded, to adjourn the meeting. Motion Passed. Motion to reconvene at reduced quorum level by Vernon Wilson, second by Carlla van de Vyver, motion passed. Reconvened at 12:35pm.

3. Approve an additional \$30,000 for the Water Project: **Motion by Scott Murray, second by Diana Wolfe-Newman, to approve an additional \$30,000 for the Water Project.** 30 for, 2 against. **Motion passed.**
4. Cameras – Update? Updating current cameras is not needed per the POM, however additional cameras would be very helpful to curb theft, vandalism and now possibly speeding and running stop signs. No action is needed by the membership. Keith Davidson pointed out that although

our cameras are OK, the software/hardware interface is not supported between our cameras and office computers, so an update of that might be considered.

5. Community Events: Paula Harrison #88 requested volunteers and walkers for the Habitat for Humanity Beach Walk coming up.

The POM addressed leaving our gate open for community events. Since it had been decided not to leave the gate standing open, members expressed concern about whether open-to-everyone community events would still be hosted. The few events we have hosted have changed venues, but Carlla wants clarification on what to tell people who call to ask about events. Ted Hocker #142 moved that the gate be open for community events, and that the gate be manned during those times. Second by Noel Smith. Glenn Singley asked for an amendment to the motion to require that whoever is having the event provide the personnel to man the gate during any such events. Ted agreed. Vote: motion passed almost unanimously.

GOOD OF THE ORDER:

Board President Roger Emigh thanked outgoing Board Members Noel Smith and Donna Griffin for their service.

Keith Davidson spoke with the Florence planning officer about "guest quarters." They told him that guest quarters are not considered dwellings. Guest quarters must be mobile and lived in less than 6 months per year.

Lynn Dusky, #234, expressed concern about uninhabited and/or uninhabitable lots not being maintained. She requested fines for not maintaining lots.

Jude Craddock wanted to be sure she can give the gate code to invited guests. She can. Also she was concerned about work on vehicles on a lot. That is being addressed.

Lynn Dusky, #234, mentioned vandalism on west side. No one has reported it to the POM. Carlla suggested reporting vandalism both to the police and to the CV office.

John Mawhinney #144 mentioned that the Board has the authority to clean up property and bill the owners, if the owners have been notified of the problem and done nothing. He also asked about potential buyers of lots not being allowed in without a realtor. Carlla clarified that owners can accompany lookers, but not let them in to the park unaccompanied or give them the gate code.

Glenn Singley #150 advised residents to have water filters in place due to all the work being done on the water lines.

Ted Hocker moved, Larry Ames 2nded, to adjourn. Motion passed. Meeting adjourned at 1:24pm.