

COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETINGS - CVPOC
January 15, 2022

Meeting held via Zoom video chat

President Jay Guettler, Vice President Diana Newman, Treasurer Dory Hethcote, Directors; Paul Deemer,
Tashi Fonteyn, Tommy Brunetto
and Park Operations Manager Carlla Van De Vyver

Members present: Glenn Singley, Kathy Melahn, Noel Smith, Ben Davison as scribe.

Meeting called to order 10:05am

Quorum Met

Agenda approved.

Dory Hethcote asked about the fee schedule adding as new or old business. Remains new business. Diana Newman asked to move the letter for the greenbelt review to new business.

Motion to approve the agenda with changes. Made by Dory Hethcote, Seconded by Tashi. Fonteyn. Passed Unanimously.

Previous Minutes

Minutes read by Ila Mae Robinson

Modified showing increased dues as \$200.00

Motion to approve the minutes as changed. Made by Dory Hethcote. Seconded by Tommy Brunetto.

Paul Deemer recommended deleting the dues increase letter line since it is redundant with the motion. POM said that a motion was unnecessary.

Motion passed unanimously.

Park Operations Report: POM read the park operations report.

ARC Report :ARC Chairman Tashi Fonteyn read the ARC Report:

Lot 196 Fine letter. Fence w/o permit, removal of greenbelt, rebuilding of greenbelt with approved plant list. Jay said it should be placed in the letter that any fence including dog fences requires ARC and Board approval.

Diana asked about the status of the conversation on temporary carports, remembering that there was a board decision to require them to be removed when the property sold. Glenn said that there was a requirement to remove them, that was revoked.

No Action needed

Old Business

10-29 Changes with the City – Carports

We will need to have an amendment to city 10-29 documents if the city agrees.

There will be a fee.

Tabled to next meeting for further information.

Fee schedule review

Dory read the fee schedule the committee is proposing.

After Discussion:

Tabled to the February meeting.

Motion to remove the CV Facebook neighbors page.

After discussion POM will reach out to the person who was allowed to create the Facebook Neighbors page.

It is Unofficial.

No motion

New Business

Fine appeal 27 easy street:

Appeal letter from lot 27 was read by Jay Guettler.

Discussion: Diana Newman believes the fine should be lowered, not rescinded. "It is important to be as consistent as possible when fining lots for failure to get ARC approval before beginning any project. The same as when the board fined lot 75 for constructing his fence without prior ARC approval. A pre-existing condition, should not exempt a lot from that rule, just because it is a new owner. In the old days we used to make lot owners take their fences down."

Motion to reduce the fine for lot 27 easy street to \$100 for failure to get ARC Approval before construction of the fence. Motion by Dory Hethcote, Seconded by Tommy Brunetto.

Discussion: POM objects to the idea of fining the owner. The issue being that there was a "temporary" fence in place when the new owner purchased the lot. Dory wants to know if there are rules regarding fence repair.

POM says that until there are clear and concise rules regarding this type of situation, there will be issues with purchases being made inside the park. Tashi read the ARC rules, says that not altering the existing footprint means you don't need ARC approval. Glenn says that adding language that says "any modifications to fencing" so that it's all covered.

Jay asked Tashi to return later with a modification request, for the ARC policies and procedures.

Motion was modified:

Motion to rescind the fine for lot 27 easy street for not getting ARC approval before construction of the fence. Motion by Dory Hethcote, Seconded by Tommy Brunetto.

3 For: Tommy, Paul, Dory 3 Against Ila Mae, Tashi, Diana

Jay asked for additional discussion:

Ila Mae thinks we need more education for new buyers. Tashi discussed new buyers wanting to maximize their land. Tommy is concerned about setting laws for the future today. That does not apply to this situation. Glenn discussed how the grandfathering was documented and asked if that fence was approved by the grandfather. That would take some further research in the lot file. POM discussed how the R&R's have changed since the lot was purchased. POM suggests sending out the new ARC Policies and Procedures to the membership and to the realtors in town.

Motion to rescind the fine passes: Diana Newman Abstains

Survey motion amendment

Motion to amend the Survey motion of October 2021 Add the following language regarding the survey requirement to that motion;

1.) As long as the survey company can find all of the original corner/survey marker pins for a lot, a pin search will qualify as a survey. If a pin search is unsuccessful, a full survey will be required.

2.) If the project is on an existing building, repairing or replacing original work on things such as steps, or other ARC approval required projects AND:

1.) It is not affected by setback requirements.

2.) It does not affect, or approach, the perimeter or greenbelt, of a lot.

A complete survey will not be required.

Motion made by Diana Newman Seconded by Tashi Fonteyn

Discussion: Diana talked about the need for surveys and how the majority of CVPOC's ARC approval lot issues revolve around the lack of accurate surveys. Surveys and knowing where your property lines actually are, will make the ARC's work much easier. Carlla discussed her

experience with surveys, and the fact that her property stakes were all in the wrong places when she bought her lot. Her neighbor has 8 feet of her property. A member is concerned about the financial burden being placed on the lot owner. Tashi doesn't agree that requiring a survey would be a financial burden. A pin search is currently \$400.00. Diana said that the board did discuss the idea of CVPOC financing a survey for the lot owner, much like we have for many other issues. Such as when the city required CVPOC to pay for the construction of Spruce Street, when the city cut through CVPOC and eliminated the HWY 101 entrance, and the electrical conversion projects, etc. during the discussion about requiring surveys for lot development at the October 2021 board meeting. POM says CVPOC can require Lot owners to have a survey before modification to a lot is made. Diana said the surveyor she just hired said the majority of the phone calls he gets, are from Realtors requesting surveys for their buyers. Most buyers want to know exactly where their property lines are, when purchasing property. Why should it be different here? We are the only place where new lot owners do not want to know exactly where their property lines are.

Motion Passed unanimously.

Housing Discrimination Complaint

Tabled until the February meeting

Request for ADU

Tabled until the February meeting

Request for motion on Realtor enforcement of Source Documents in advertising of properties for sale in CV. (Glenn needs to fix the request form on website to clearly delineate whether it is a motion for regular board meetings or Annual Meeting)

After Discussion: It was decided that we cannot tell realtors what they can advertise about a property. It is up to the lot owner. We can send a letter to the lot owner, discussing the issue.

New Buyer Orientation Package

Discussion: It is unknown who submitted that request. It would be a great idea. Something like that was done in the past. Who would do the actual meeting with new owners?

No action

Approval of the letter to the city

Jay read the letter that he wrote to be sent to the city, regarding the request for a meeting to discuss working together. He doesn't want to have the adjustment to 10-29 be a part of this particular communication.

No comments except that the board agrees it is a good letter.

No need for a motion to send the letter to them.

Agenda Items 10 days before the meeting

Motion to require agenda Items to be submitted at least 10 working days prior to a meeting for review by a BOD in order to be considered. Backup documentation for agenda item shall be turned into the office not later than 6 days prior to the meeting. Motion by Tommy Brunetto. Seconded by Dory Hethcote.

After Discussion:

Motion passed unanimously.

Idea of a community wide letter to all lot owners discussing greenbelt planting and ARC inspections where you have had greenbelt restoration as part of an ARC approved project. ARC will be checking on progress.

Jay read the draft letter that Diana Newman, Ila Mae Robinson, and Tashi Fonteyn wrote. POM thinks this letter is great, and would like an effective date added to the letter. She would also like to add it to the newsletter, and the website. Dory Hethcote likes the letter. Ila Mae Robinson says the sooner it is sent the better for planting. Glenn Singley likes it and wouldn't wait to send it out with the packets since those won't get read, also ask how they get sent to those who get electronic statements. Ben Davidson asked if delivering the letter to a doorstep might be more effective. Jay Guettler said not really. Glenn Singley suggests printing the envelope with "Notice about your greenbelt".

Motion to send the community wide letter as written, discussing greenbelt planting and ARC inspections where you have had greenbelt restoration as part of an ARC approved project. Letter to be mailed and emailed, and to be used however the POM chooses. Motion by Diana Newman. Seconded by Ila Mae Robinson.

Motion Passed unanimously.

Good of the Order.

Jay brings up POM's point about creating a package that is sent to all membership and all of the real estate offices in town.

Glenn brings up the November meeting and how CVPOC ~~did the right thing in~~ executive session. **followed proper procedure after**

Break at 1:24pm

Executive session at 1:30pm

Returned from executive session at 1:59pm

Motion that CVPOC give increased supplemental health care spend down for eligible employees. Motion by dory, seconded by Ila Mae.

Discussion: none

Motion passes. Tommy Brunette abstains.

Motion to adjourn by Diana Newman. Ila Mae Robinson Seconds.

Motion passed unanimously.

Meeting adjourned at: 2:05pm