

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

November 20, 2021

Zoom Meeting

Attending: President Jay Guettler, Ila Mae Robinson, Treasurer Dory Hethcote, Paul Deemer, Vice President Diana Newman, Tommy Brunetto, Natasha Fonteyn  
Also attending: Park Operations Manager Carlla Van De Vyver  
Glenn Singley, Noel Smith

The meeting called to order 10:01am by Jay Guettler

Quorum Established

Approval of the Agenda

Motion to approve the Minutes of October 2021, Motion by Ila Mae Robinson, Seconded by Dory Hethcote. Motion passed unanimously.

Clarification of the section by Patricia Rongey, addition of "are not board members" in regard to Glenn Singley, kathee Melahn and Carlla van de Vyver.

- **Motion: Motion to approve the past minutes with modification. Motion by Tashi Fonteyn. Seconded by Tommy Brunetto. Motion passed unanimously.**

POM Report.

POM report read by POM Carlla Van de Vyver.

ARC Report

ARC Report read by ARC Chair Tashi Fonteyn

.

Discussion: Fences and types of fences. The pros and cons of both board fences and chain link was discussed.

Treasurers Report

Treasurer's report was read by Dory Hethcote.

Discussion: Ila Mae wants to make it clear that the siding repair has nothing to do with the car crashing through the building. Dory said it was pretty clear from a previous meeting. POM said it was placed in the newsletter.

- **Motion: Motion to transfer \$13,375 from reserve to operations for the laundry/post office siding repair due to dry rot. Motion by Dory Hethcote. Seconded by Ila Mae Robinson.**  
**Discussion: None**  
**Motion passed unanimously.**

Break at 10:53am  
Return at 10:58am

## Old Business

10-29 Changes with the City - Carports  
No Discussion.

### **Amendment to source documents for language**

- **Motion: Motion to authorize the POM to allow the attorney to change any discriminatory language in CVPOC source documents including Bylaws and CCR's according to state law requirements, costs not to exceed \$1,750. Motion by Diana. Seconded by Dory**

**Discussion: POM Says \$1,750 is the cost and it doesn't need to be approved by the membership. Motion modified to include cost**

**Motion Passed Unanimously.**

### **Facebook page update**

Ben is looking into a different method of fixing this. Will talk to the POM.

### **Greenbelt Committee**

- **Motion to disband the greenbelt committee while maintaining Greenbelt reimbursement under the purview of the POM. Motion made by Dory Hethcote. Seconded by Diana Newman.**

Discussion: POM talked with the greenbelt committee who believes the current greenbelt committee isn't working. They just want to return to the reimbursement and information version of the GBC. Doesn't want ARC to run the GBC, but to operate under the purview of the ARC. Tashi Fonteyn thinks it would be great to have more people in the ARC who are interested in greenbelt. Noel Smith commented that the ARC needs to be involved in the greenbelt.

Motion passed unanimously

### **ARC Committee Chairperson**

Tashi Fonteyn has been the acting Chairperson.

- **Motion: Motion to elect Natasha Fonteyn as chair of the Architectural Review Committee. Motion made by Diana Newman.**
- **Discussion none**
- **Tashi Fonteyn abstained and remainder of BOD voted to approve.**

## Board Orientation

Diana Newman presented a document that is a summary of the board orientation.

- **Motion: Motion to distribute the “For Prospective CVPOC Board and Committee Members” document with the Code of Conduct to all new board members and committee members. Motion by Diana Newman. Dory Hethcote Seconded**
- **Discussion: POM wants it on the website and distributed to new owners. Board agrees that it should be distributed.**
- **Motion Passed Unanimously.**

## Fine Appeal

Lot 23 is appealing a fine against them from October 2021.

Discussion: Ila Mae Robinson asked if there was proof. Tashi discussed the fact that there was a warning and the behavior was repeated. Ila Mae asks how much the fine was. POM said it was \$25. Ila Mae said she believes she needs to pay the fine. Tommy agrees.

- **Motion: Motion to enforce the fine. Made by Ila Mae Robinson. Seconded by Tommy Brunetto.**  
**Discussion: None**  
**Motion passed unanimously.**

**Lot 75 is appealing the fine against their lot for building a fence without ARC or Board Approval**

- **Motion: Motion to deny fine appeal but reduce the fine for lot 75 outer drive to \$150 for building a fence without board or ARC approval. Motion by Diana Newman. Seconded by Dory Hethcote.**
- **Discussion None**
- **Motion Passed unanimously.**

## Fee Schedule Review

Tabled until next meeting.

## #1 Pump Station Update

Jay displayed the estimate and description of the work needed to update and replace the pump station. The estimate of costs is \$33,300.00 and doesn't include the cost of electrical. The newer pumps we have that are similar are much better than the one currently in place. Dory Hethcote asks if we should put a cap on the cost to \$40k. POM said that putting a cap is a bad idea because once the project starts you can't stop it.

- **Motion: Motion to approve #1 pump station replacement project. Motion by Tashi Fonteyn, Seconded by Tommy Brunetto.**
- **Motion passed unanimously.**

## New Business

### **Complaint regarding harassment**

A formal complaint was written about harassment from the residents at lot 165. Glenn Singley reminded that there is no action to be taken because it's between neighbors. POM said she will send a letter reminding about noise regulations.

### **Complaint regarding excessive barking**

A formal complaint was made against a lot about excessive dog barking especially after 10pm. POM said she has taken care of this. No further action taken

### **Complaint against Lot 26 for tree trimming**

A formal complaint was made against lot 26. Per the complaint, the owner at lot 26 removed healthy branches from within their greenbelt. The POM had given permission to the owner at lot 26 to trim the tree. No further action taken.

### **Complaint against POM regarding tree debris and charging for extra garbage**

Lot 26 had trees pruned and didn't have the brush removed. CVPOC picked up the brush. Per the complaint, the brush exceeded the amount allowed for pickup. POM explained what action was taken for pickup. Explanation was satisfactory with the BOD.

## Good of the order

Diana Newman brought up the September meeting ARC recommending an accruing fine. Recommends a letter that says that ARC will be reviewing projects that had greenbelt reconstruction requirements. Give everyone 30 days' notice that planting should be done. Jay requests that this not be good of the order but be on the January meeting agenda. Diana said she brought it up to allow development of the idea as well as winter is a good time to plant. POM said there is a letter going out that increases dues to

- **Motion: Motion to have the POM disperse the letter announcing a dues increase to \$200 per month 30 days in advance of the January first start date. Tashi Fonteyn made motion. Diana Newman seconded.**
- **Discussion: Glenn asked if this is a requirement. If it is then we don't need a motion. Ila Mae Robinson asked if the increase was for an incorrect amount. It is correct.**
- **Motion passed unanimously.**

**Break at 12:27**

**Executive Session entered at 12:45pm**

**Returning from Executive Session 1:51**

**While in executive session the board discussed two personnel Matters**

**Motion: Motion regarding Christmas bonuses. Made by Tommy Brunetto. Seconded by Dory Hethcote.**

**Discussion: None**

**Motion passed unanimously.**

**Motion to adjourn, made by Dory Hethcote. Seconded by Diana Newman. Motion approved unanimously.**

**Meeting adjourned at 1:52pm**