



COAST VILLAGE PROPERTY OWNERS CORPORATION Annual Membership Meeting Summary - July 20, 2024

2024 Annual Meeting Summary – Prepared by Glenn Singley, Secretary CVPOC

This is not the official meeting minutes. This is just a summary of the meeting for the convenience of those members who were unable to attend. The official minutes will be submitted for approval at the September BOD meeting, then will be available to all if approved.

The meeting was called to order in the Coast Village Sandlot Room at 10:08am by President Roger Emigh.

A quorum was established, with 71 voting members present.

The Agenda was modified by adding the Treasurer’s report and one addition to New Business, with no additions by member input. Agenda was approved without objection.

Annual Financial Report presented by Karla Holloway

Our financial situation has shown great improvement over the last year. She made sure to include that it is “virtually impossible” to steal, cheat, or misrepresent our finances due to the nature of checks on both Coast Village’s side and Holloway’s side.

Previous minutes were approved at October 2023 meeting.

REPORTS

Treasurer’s Report - read by Carlla van de Vyver.

Facilities Manager Report - read by Ben Davidson. Ben reminded everyone to stop draining fat waste into the sewer system as it is causing ongoing issues with the pump stations. He asked lot owners to inform staff of water boxes that are below grade or have the lids falling in. He reminded Coast Village to participate/submit content for CVPOC newsletter.

ARC Report - read by Sue Foss. No questions.

Activities Committee Report - read by Donna Smith. Committee is disbanding and being offered to residents to start volunteering/hosting activities.

Elections Committee Report - read by Noel Smith. Roger offered a very well deserved “thank you” to Ila Mae Robinson for all of her contributions to Coast Village over the years.

OLD BUSINESS – None.

NEW BUSINESS

Roger explained the process for conducting New Business. Referring to the supplied flow chart, he explained the difference in having a motion on the agenda vs. just having a discussion topic that requires taking the meeting into “Committee as a Whole” to allow discussion without a motion.

1. Glenn Singley Lot 150 – **Motion:** Rescind motion about harassment that passed at the July 15, 2023 annual meeting that states:

“Harassment is against the law and as such Coast Village has a zero-tolerance policy. Definition of what Coast Village would consider harassment includes:

- Posting pictures of homeowners properties on social media (of any type).
- Writing letters of threat of any kind.
- Ongoing verbal abuse such as threats and name calling.
- Other behaviors listed under ORS 166.065.”

Motion seconded by Carlla van de Vyver Lot 22.

Glenn explained that the wording would hold the Corporation liable for enforcing all instances of people posting pictures on Facebook or other social media but really has no responsibility to do so. He stated that he published information prior to the meeting so people could think about it and not have to make a hasty decision like last year.

Discussion about current harassment wording towards Coast Village staff and details about replacement harassment wording covered in the next motion. There was a call for the vote.

52 yeas, 1 nay – **MOTION PASSED.**

2. Glenn Singley Lot 150 – **Motion:** Add “The Right to Quiet Enjoyment” statement to our R&Rs that states:

“Members and other residents shall not engage in any abusive or harassing behavior, either verbal or physical, or any form of intimidation or aggression directed at other members, residents, guests, occupants, invitees, or directed at management, its agents, its employees, or vendors.”

Motion seconded by Donna Smith Lot 49.

Glenn asked if we really want anything about harassment in our R&Rs. R&Rs are fluid, we can always adjust. This one is purposely vague so that it does not tie CVPOC to specific instances, it's meant to be general. This wording is pulled from other HOAs and what other lawyers recommend. Let's discuss, change wording, or remove it entirely.

Discussion about it appearing in the R&Rs; how the Corporation is not responsible for neighbor-on-neighbor harassment (only if it involves breaking our rules); how harassment claims are filed; that maybe we should be helping each other instead of complaining; that the police department is responsible for certain neighbor-on-neighbor disputes; that it is not our responsibility to enforce ORS 166.065, state, or local laws, only our own; and that involving more people generally makes matters worse. There was a call for the vote.

32 yeas, 39 nays – **MOTION FAILED.**

3. Glenn Singley Lot 150 – **Motion:** Add the following to our R&Rs:

“No political campaign advertising shall be displayed within Coast Village that mentions or represents a specific candidate, political party, or cause being voted on. Bumper stickers on vehicles are exempt.”

Motion seconded by Ted Hocker Lot 142.

Discussion about not restricting the ability to fly flags representing countries/national origin, pride flags, etc., which are not affected as they are not being voted on; having tried this before and it didn't pass due to unclear wording; how yard political advertising does very little to change someone's opinion; how it might be a violation of first amendment rights; and about the CC&Rs current sign restrictions. There was a call for the vote.

42 yeas, 26 nays – **MOTION PASSED.**

4. Definition of “unsightly lot appearance” and “responsibility to identify unsightly lots”.

Carlla van de Vyver Lot 22 said that the reason for discussion is because there is a lot of conversation about lot appearance and what it means. We are looking at fining people, and I think it's vague. If we're going to fine people, there needs to be something that describes what is considered “unsightly.” What is unsightly to me is not unsightly to someone else. Let's talk about it, we shouldn't be fining people, we need to be careful and keep it the same for everyone.

Discussion about direct policing vs. passive policing; what acceptable lot appearance is; a volunteer group to help lot owners unable to keep their lots looking good; the need to define things and clarify what is not allowed; how peering over fences is a violation of privacy; helping each other; fire safety; and how it is the BOD's responsibility to enforce rules, not rely on complaints. There was a call to end the discussion as no motion had been made.

60 yeas to end discussion, nays not counted due to volume of yeas – **DISCUSSION ENDED.**

5. “Who is responsible for identifying violations to CC&Rs & R&Rs?”

There was a call to not discuss as it was covered in Item 4.

4 yeas to have a discussion, nays not counted due to the lack of yeas – **NO DISCUSSION.**

6. “Guests”

Carlla van de Vyver Lot 22 stated this is different from rentals. The issue is a person having someone staying with them over the 6-month limit, possibly charging them rent, and avoiding the rental policies and background check.

Discussion about definition of guests. Specific examples were cited that are not clearly defined in our R&Rs; how it is difficult to discuss/determine who is staying where (second unit); how the BOD needs to work on the language along with input from membership; and the 6-month guest rule.

Glenn Singley Lot 150 – **Motion:** The BOD is to take up discussion on item #6 at their Board Meeting and report back to membership at the 2025 annual meeting.

Motion seconded by Julie Burndt Lot 100. There was a call for the vote.

59 yeas, 1 nay – **MOTION PASSED.**

7. “How many lots are we allowing people to own/rent?”

Becky Lowe Lot 259 – **Motion:** Direct the BOD to take whatever actions necessary to limit the rentals to 10% of 250 lots and ensure that the lots be restricted to a single family residence.

Motion seconded by Carlla van de Vyver Lot 22.

Becky stated that Florence is having a bad time with out-of-state people buying 2 or 3 houses, living in one and renting out the others. The issue is short-term rentals, not enough room for doctors, teachers, etc. Says same thing is happening in Coast Village. There is somewhat of a restriction in how long people can stay, but they're taking advantage of the situation. Then there's the problem of renters bringing in friends and families, increased traffic, parking lots overrun with campers, and the pool being overrun. Coast Village isn't meant for this kind of

abuse. Also, if we allow people to keep buying lots for rentals, they get multiple votes, then they have a monopoly on the vote.

Roger asked if she would consider amending her motion from 10% to the BOD discussing rental cap?

Modified Motion: Direct the BOD to take whatever actions necessary to impose a rental cap and ensure that the lots be restricted to a single family residence.

Motion seconded by Donna Smith Lot 49.

Discussion about big corporations buying properties is different than individual owners renting their lots; does the Corporation have the right to tell lot owners that they can't rent their lots; there is someone who owns 5 lots; a lot of rentals upsets the balance and atmosphere of Coast Village; current restrictions; how the community will vote and decide the outcome; what current rental properties; a possible waiting list to rent only after the cap is reached; how landlords are ultimately responsible for lot conditions; how this has to be a CC&R or Bylaws change (the Board cannot made this change); how everything would have to be spelled out in detail; can we limit the number of rentals one person can own; rent property if owner has to leave for an extended period; and how empty properties can contribute to lower property values. There was a call for the vote.

58 yeas, 11 nays – **MOTION PASSED.**

8. "Owners responsibility to maintain their greenbelt." There was a call to not discuss.

17 yeas to have a discussion, nays not counted as yeas did not meet the 2/3 minimum requirement. – **NO DISCUSSION.**

MEMBERSHIP INPUT

1. Glenn Singley Lot 150 – **Motion:** Direct the BOD to create a Community Assistance Committee to help lot owners maintain lot appearance.

Motion seconded by Nancy Brock Lot 219.

Glenn stated that we talk about helping each other and being a community. Let's create a community volunteer assistance committee for yard work, etc., where people can request help.

Discussion about adding AEDs to the motion and that we have Facebook and other communication methods, do we need a committee. There was a call for the vote.

50 yeas, nays not counted due to volume of yeas – **MOTION PASSED.**

2. Ted Hocker Lot 142 – **Motion:** Reopen the free table.

Motion seconded by Nancy Brock Lot 219.

Roger stated that it will be discussed at the BOD right after the Annual Meeting. Ted wanted it discussed at this meeting.

Discussion about how it should be a volunteer thing not handled by Coast Village staff; that a group of volunteers is already in place to monitor the table; and a question was raised if Coast Village could be held liable for any damages caused by an item taken from the table. There was a call for the vote.

43 yeas, 1 nay – **MOTION PASSED.**

3. Mr. Jones Lot 235 – **Motion:** Implement AEDs/resuscitation machines in park and provide training to use them. Motion seconded by Glenn Singley Lot 150.

Discussion about who pays for training; having an organization come to Coast Village to train or individuals have to go somewhere else; and Kara Lot 158 said she would like to donate \$250 to purchase the first unit. There was a call for the vote.

35 yeas, 12 nays – **MOTION PASSED.**

4. Tammi Martin Lot 258 asked if our CC&Rs and Bylaws require these annual meetings to occur at this time every year as it interferes with Power of Florence volunteering meetings. Roger stated it is only required to be in the month of July.

INTRODUCTION AND SEATING OF NEW DIRECTIONS

Dory and Glenn are returning to the board. Carlla van de Vyver and Pam Guettler were elected. Someone will take on the shorter one-year role as decided at the following BOD meeting.

ADJOURNMENT

Motion to adjourn by Glenn Singley, seconded by Nancy Brock. Vote was unanimous.

Meeting adjourned at 1:30pm.