

SUMMARY OF SEPTEMBER 21, 2024 BOD MEETING

This is not the official meeting minutes. This is an unofficial summary prepared by Board Secretary Glenn Singley for the benefit of all Lot Owners.

The meeting was called to order at 10:00 am in the Sandlot Room. A quorum was established, with all board members present. 16 lot owners were in the audience. The July and August special meeting, minutes were read and approved.

REPORTS

Treasurer report stated that we have a total of \$174,512.50 in the bank.

Facilities Manager report included:

- The Office is almost fully transitioned to the MS365 suite.
- No fines had been assessed in the past two months.
- Negotiations with the City have us back on a fixed amount for our sewer costs.
- A lot had removed trees and greenbelt vegetation; investigation is in process.
- Ben stated he will be leaving the position of Facilities Manager and moving to California. No official departure date has been designated.
- Some current and recently completed projects:
 - Pool algae bloom correction
 - Cold patching previous road cuts
 - Repainting facilities roofs
 - Sign replacement and new signs
 - Pool heater board replacement
 - Garden area gutter issue
 - Washing machine repairs and new rules
 - Dead brush removal from common areas
- Upcoming projects:
 - Lift station #5 replacement
 - Men's room heater replacement
 - Sewer lift station emergency power
 - Maintenance woodshed repair
 - Maintenance storage shed repair
 - Gate loop replacement
 - Office repainting
 - Pool repainting
 - Fire access gate to garden area

ARC report mentioned some projects and that Jay Guettler is the new chairperson.

There was one "Action Without a Meeting" for a 4' high fence on Lot 107.

OLD BUSINESS

The City has decided to put us back on a fixed rate for sewer service and is issuing credits for three previous bills. Our current budget appears to be able to absorb the increased amount, so no dues increase is likely. Vetting new owners was discussed in detail at the workshop. It does not seem likely that we can do much about vetting new owners, but a Board member said they will do some more research into the topic.

NEW BUSINESS

1. The Rules & Regulations were approved as updated.
2. Re-balloting of CC&R change of assessment year was tabled until the November meeting.
3. The 2024 Annual Meeting Minutes were approved.
4. At the Annual Meeting the Board was directed to deal with guests living within Coast Village. The wording in the R&Rs under "Camping" will be changed to "Camping/Guests" -- "Any person staying on a lot in a non-RVIA approved unit (tent, car, van, etc., and not within the dwelling) is limited to seven (7) days and must be registered with the Coast Village Office. One 7-day extension is available upon request from the Coast Village Office. Registration can be completed online at <https://coastvillageflorence.com/lot-guest-registration> or by contacting the Office." Non-compliance will result in a \$100 fine/occurrence and \$50/day for continued non-compliance.
5. The Board was directed at the Annual Meeting to look into a rental cap. Roger will contact our lawyers to get advice and/or documentation on implementing a 10% rental property cap.
6. At the Annual Meeting the Board was directed to create a Community Assistance Committee. The committee has been created, but no one has volunteered to be the chairperson yet so the committee will remain inactive until a chairperson is appointed or the membership votes to disband it.
7. The Board was directed at the Annual Meeting to implement AEDs/resuscitation machines within Coast Village. Discussion at the Annual Meeting mentioned AED machines in the \$250 to \$500 price range; however, AED machines begin at \$1500 and go up. There is also a potential liability issue to CVPOC about maintaining the AEDs. Roger will check with our lawyers about the liability issue, and the money issue will need to be re-addressed with the membership.
8. Another training session is tentatively set for Friday, October 4, 2024, at noon for Board and committee members about using MS365.
9. The Board passed a motion to add the following to the R&Rs about carports too close to the road. "Upon change of ownership any carport closer than ten (10) feet to the nearest edge of the pavement must be disclosed to the new owner. The new owner must submit the carport for ARC approval and it may need to be removed or relocated in compliance with ARC Policies and Procedures."

GOOD OF THE ORDER

1. Discussion about replacing the Spruce Street signage and various possibilities for longer lasting signs.
2. Discussion about a situation of trees and greenbelt removal from the back of a lot. A fine will be issued; however, the Board would like further information to determine the fine amount. A greenbelt restoration plan is already in place with the ARC.
3. In 2020 Oregon passed a law that Stop signs are considered a Yield to bicyclists so long as there is no other activity at the intersection. Bicyclists only have to slow down for a Stop sign in Coast Village if nothing else is present. Bicyclists MUST still travel in the direction of traffic or may be fined.
4. Discussion that the complaint notification process in the Rules & Regulations was not being followed.

There was an Executive Session to discuss replacing Ben.

Meeting adjourned at 2:30 pm.