



APRIL 2022

VOLUME 29 ISSUE 4

April 2022 CVPOC President's Message

I've got three different topics in this message. I'll put headers on them to make it easier to follow.

Neighbor Approach

I grew up on a dead-ended dirt road with neighbors that were close to us and fields all around the neighborhood to play in. With the neighbors close, everyone knew when one neighbor wasn't getting along with another. This one story I remember sticks out because when I got older, I went into the renewable energy and energy efficiency field. This experience showed me how one neighbor approached another neighbor in their project efforts mattered in whether or not they were successful in their project. This one neighbor had a pool that he wanted to heat using solar panels that he wanted to place on the roof of his shed. The pool water would be pumped through the panels heated by the sun and back into the pool. The one hitch to his plan was a giant, I mean GIANT, cottonwood tree located on his neighbor's property to

NOTICES

- Facility Hours: Hours for the laundry room 24-7 with code, Clubhouse bathrooms—24-7. Clubhouse is open 8:00 a.m. — 8:00 p.m.
- Office hours M-F 9:00 a.m.—3:00 p.m.
- The mailroom is open from 8 am to 8:00 pm.
- Pool closed for the season.
- Satellite Bath with code only.
- BOARD MEMBER MEETING: April 16 at 10:00 a.m. IN THE ROSE ROOM
- Work shop: ZOOM April 13, 2022 at 10:00 a.m. (see pp 25 for details).

Board of Directors 2020-2022

President Jay Guettler

(541) 991-9478 or jay@cvpoc.com

Vice President Diana Wolfe-Newman

(503) 927-9315

Treasurer Dory Hethcote

(541) 610-5467 or hethcote1950@gmail.com

Tashi Fonteyn

(541) 283-5454 or cvctashi@yahoo.com

Secretary Tommy Brunetto

(541) 901-1938 or tommy@cvpoc.com

Director Ila Mae Robinson

(541) 991-3891 or seamstress-ila@hotmail.com

Director Paul Deemer

(818) 388-8901 or Paul@cvpoc.com

Business Office:
(541) 997-3312
Fax: (541) 902-0103

Available for general business
9am - 3:00pm

Office staff:
Nancy Brock

the southwest of his shed that would put shade onto the shed in the hot afternoon sun. While not a particularly pretty tree, having endured its share of storms over the many decades of existence, it had been there long before any sheds or houses had been built. The neighbor with the pool saw that shed as the perfect placement for his solar hot water panels, with the exception of that tree that had been keeping his shed shaded and cool through the hot summer afternoons. He didn't expect that the neighbors would object at all to his request that they cut it down. After all, it was for a solar energy project and solar was all the rage in the 1970s. His approach with his neighbors, whom he and his family had gotten along with just fine up until this project, did not include that his neighbors might have an alternate opinion in this matter. The end result was that the solar hot water panels never got put up and his relationship with his neighbors never did recover.

I see this sort of thing happen here in Coast Village all too regularly. One neighbor has an idea to do something on their property that may affect their neighbors in some way, but they don't bother having a discussion with the neighbor first. Having a discussion to "inform" the other neighbor is probably not as effective as having a discussion to find out how the other neighbor feels about the project and being able to consider other options based on how they feel about the project. I understand that we want to do what we want to do on our own property, yet I have felt and lived with the tensions created between me and my neighbors by not taking a more complete view of a project's impact. In several cases, the project was not as important as losing a good relationship with my neighbor.

Board Member Elections

Every year is an election year at Coast Village. This year in June we will be voting for three director positions for the board of directors. The way we conduct our elections is similar to how we do other elected roles in our society. An interested member in good standing (see Article 4 in our By-laws <https://coastvillageflorence.com/PDFs/Bylaws0713.pdf>) completes an application that gives the rest of the community an idea of who they are and why they want to be a director. These applications are copied and sent to every owner in Coast Village. Just like in our larger society, voting is voluntary. The Elections Committee, who manages this whole process, then counts the ballots received and provides the community with the results. The newly elected directors take possession of their new roles at the end of the Annual Meeting in July.

Being a director on the board is a great learning experience that provides the opportunity for understanding how things get done within a community setting. We started again last year having a board orientation session, probably in August, before we get involved in too much business to help the new members get a solid foundation for their new role and the expectations of those new roles. If you are at all interested in this role, please take a moment to reach out to one or more of the current board members and ask them how things have gone for them, what they liked and what they think should be different. I don't know any of them that wouldn't want to share their experiences with you. If they haven't scared you off, go into the office and get an application. What you put down on the application is what gets copied and sent out. I have to really take my time with my handwriting, but you can also use a word processor and paste the printed-out text onto the application form.

Annual Meeting

Our Annual Members Meeting will be held on Saturday, July 16th beginning at 10:00am. Last year, as the meeting's facilitator, I presented each item on the agenda, had someone make a motion and someone else second it, proceed into discussion, and then a vote. Because there were so many motions, I thought that this might make things easier. I was wrong. This year, each motion will be presented by those interested in bringing that motion to the meeting. Given my experience with the short attention spans at last year's meeting, I would advise keeping the presentation of the motion short and simple as possible. Give some thought to your presentation and show it around the Village to get feedback and make modifications accordingly. More information on the timelines and details for motion submissions will be developed and made available in the next couple of months.

Jay Guettler
President



RECIPE CORNER

Air fried spicy Potato wedges

Air fried crispy potato wedges with perfect spicy seasoning.

INGREDIENTS

4 Medium Potatoes

- ½ Tsp Paprika
- ½ Tsp Garlic Powder
- ½ Tsp Onion Powder
- Pinch of black pepper
- Salt according to taste . I would suggest use as little as possible for now . you can adjust the seasoning later.

2 Tsp Olive oil

INSTRUCTIONS

Wash potatoes and dry them with a piece of paper towel or cloth.

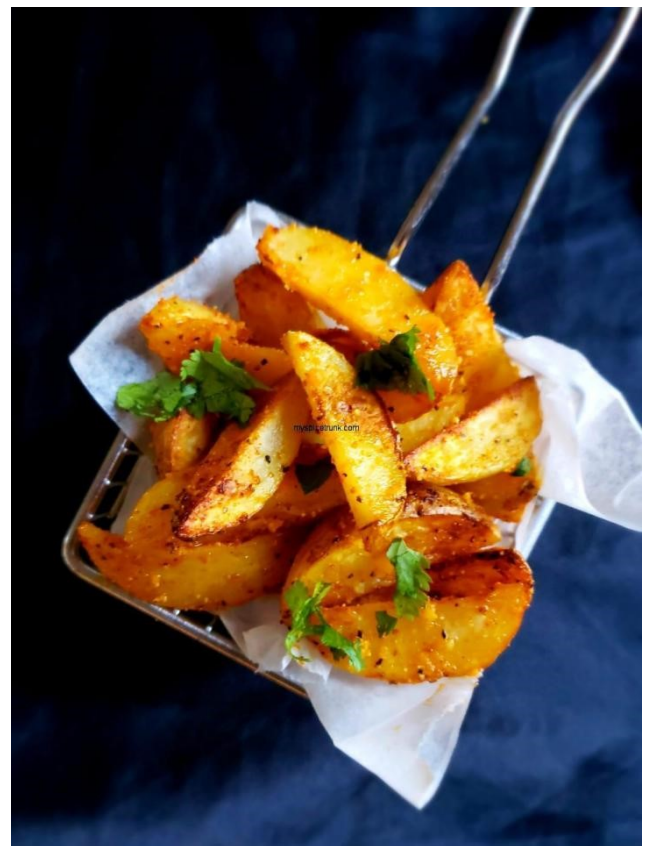
Cut each potato into half length-wise then cut into wedges.

Take a big mixing bowl and add everything to it .

Mix potato with all the spices and oil .

Fry it in the air fryer for 10 minutes on 370 f.

Time can vary depending on the size of your air fryer.



Corky Bennett "King of Reno" will be appearing in the Coast Village Rose Room on May 10th from 2-5pm. Corky is an accomplished pianist, accordion player and comedian.

Please join us for an afternoon of music! Oldies, Country, Polka...bring your dancing with the stars shoes!

BYOB and Snacks! See you there!





Have unwanted paint, stains, and
varnish? Florence ReStore will take it!
Paint Drive April 16th, 10:00 am to
2:00 pm ReStore parking lot.
For details call 541-997-5834

2016 Hwy 101, Florence
541-997-5834 florencehabitat.org

Do you need help organizing or cleaning your home?

If you are looking for a responsible, experienced cleaner give me a call!! I take pride in attention to detail, I bring my own cleaning supplies, all eco-friendly unless you have something specific you'd like me to use.

*regular cleans *deep cleans *move outs *vacation rentals *rental property
*monthly, weekly, or bi-weekly cleans
*hoarder/organization help

Kim Pennington
116 Sailor Ln.
541-901-1243
\$15 per hour or we can rate by
job***



April 2022

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4 Garbage 9 am	5 Brush 9 am	6 Coffee & Donuts Extravaganza 10 am Bingo @ 6pm	7	8	9
10	11 Garbage 9 am	12 Brush 9 am	13 BOD Workshop (Zoom)	14	15	16 BOD Meeting (Zoom)
17	18 Garbage 9 am	19 Brush 9 am	20	21	22	23
24	25 Garbage 9 am	26 Brush 9 am	27	28	29	30



Here's to celebrations! Happy Birthday!



**Diana Glasgow
Elsie McKean
Joe McKean**

**April 16th
April 26th
April 28th**

**An anniversary is a time to celebrate the joys of today,
the memories of yesterday, and the hopes of tomorrow!**

**Guy & Aileen Kampstra
Vicki & Charley Dunaway**

**April 16th
April 17th**

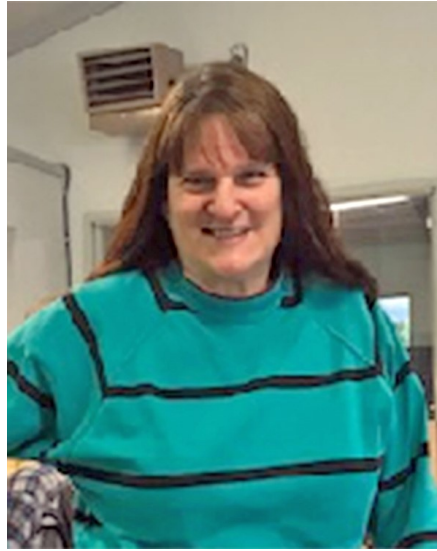


If you would like your birthday or anniversary added to our newsletter just let the office know. You can call Nancy at 541-997-3312 or just stop by the office; we can update our file and you will be added.





Jay Guettler
President



Diana Wolfe-Newman
Vice President



Dory Hethcote
Treasurer



Tommy Brunetto
Secretary



Paul Deemer
Director



Tashi Fonteyn
Director



Ila Mae Robinson
Director

OPERATIONS, Carlla Vandevyver

Greetings!

It has been a busy but productive month.

We have completed all of the water work except for one lot which hopefully will be finished very soon.

We had a small breakdown on the #5 pump station which has been resolved with some electrical work. We are completing the new pump station at the park entrance. Our concrete holding tank was becoming compromised and had to be replaced.



We are working towards solving the light issue inside the pool.

Very importantly we are patching our roads where all the cuts were made for the water work and sewer repairs that have been going on for many months.

I have received a many comments regarding the road and do apologize for any inconvenience but the work should be completed by the time you are reading this.

You will begin to see our maintenance crew working on trimming and mowing. Everything is growing! Remember that all bushes and trees must be trimmed back 3' from the pavement line. This allows for larger motor homes etc., to pass without scratching the sides or roofs of the campers.

We are currently working on opening the pool. If the weather stays nice I hope to be ready to open in the middle of the month. We are doing some work on the pool deck and adding a new vent for the pool heater which will lengthen it's life.

As we head into April I hope owners will remember that elections are coming up. There are 3 openings this year. It's important to have a good BOD to make decisions about our HOA Community and to keep Coast Village the way we want it to be. We have a unique and wonderful place to live here, we want to keep it that way!

It's exciting to see more people coming out and participating in gatherings. It's been a long time. I for one am looking forward to all the snow birds returning home. The Activities Group have told me that we are going to be arranging events again and I know they have a couple of new members to assist in planning and help out.

I want to thank one of our owners who is volunteering to do some weeding at the front of the office and by the post office! Thank you! Thank you!!

We have been receiving quite a few items to the "free table" at the clubhouse. Many of these, are items of clothing that have not been washed and are full of pet hair and dander and are basically "thrown" on the table.

Please, do not put anything on the free table that is not clean and folded. Do not put anything on there electronic that is not in good working order, do not put dishes or pots and pans that are cracked or dirty.

Question of the Month

I'm not positive, but I think a neighbor may have someone living in their shed. Is this OK?

No, you cannot have someone live in a shed as it is not set up for human habitation, but you can have someone stay on your property in "guest quarters" for up to 6 months in a 12 month period.

City zoning states:

10-29-3: PERMITTED BUILDINGS AND USES:

- A. One permanent or temporary dwelling per lot.
- B. In addition to the dwelling allowed by A (above), one mobile structure may be permitted for use as guest quarters for up to six months in a twelve month period, if there are at least two parking spaces on a lot in addition to the parking area for the mobile structure.

Our CC&Rs define a dwelling as:

"Any structure which contains sleeping and/or cooking and/or bathing facilities and which is occupied by an individual(s) for more than six (6) months in any twelve (12) month period."

Notice that the city zoning says that the guest quarters must be a "mobile structure". Many permanent "bunk houses" had been built on lots prior to the Coast Village zoning being put in place in 2012 and are grandfathered in. However any new guest quarters added to a lot must be a mobile structure.

So, even if someone is only sleeping in the shed it would be considered a dwelling, and not being a mobile structure, does not fall under the guest quarters definition.

GREENBELT REIMBURSEMENT PROGRAM

Don't forget you can turn in your receipts for greenbelt plants up to \$100.00 reimbursement a year from the Greenbelt fund. Bring your receipts to the office and remember this is for greenbelt plants only.

NOTE: There have been some updates to the fee schedule in the Rules and Regulations.

The updated version can be found on the Coast Village Website at Coastvillageflorance.com

Park operations PP 2

This year we hope to have a great turnout for the ANNUAL MEETING! Remember if you have items you wish to see addressed and voted on, download your request and have it turned in to the office. This a time when your voice is heard and acted upon by the entire membership. There has been a number of questions about sheds and how they can be utilized, if they can have plumbing for washers/dryers etc. We no longer can have "guest" quarters that are built with bathrooms or kitchen facilities and if you want guest quarters they must be mobile.

Also remember that guest quarters in any form can only be occupied 6 months out of the year. These are all things that might possibly be discussed at an Annual meeting.

Our CC&R's and the City 10-29 Rules that we live by would have to be changed and voted in by a majority of "owners" in order to be changed.

Washer and dryer usage: Please follow the instructions, do not overload our machines. Our repair person for the laundry is overloaded and we have long wait times for repairs. Most of the time the problem has come from using too much soap and overloading.

Please clean up after yourself if you use the kitchen. It is not appropriate to leave dirty dishes in the sink or stacked on the drain rack. Please put everything away that you use.

Rhody Days are on again! We hope everyone will enjoy the celebration but remember—NO MOTORCYCLES IN THE PARK.

Be careful at the gates, we have slowed the "lift" down at the exits and you must stop a moment and not just expect to "drive through".

LAST OF ALL EVEN WHEN ALL THE ROAD WORK IS COMPLETED—DRIVE SLOWLY, 10 MPH IS THE SPEED IN THE PARK.

NOTE: THERE ARE 3 PAIR OF GLASSES AND A SET OF KEYS AT THE CLUBHOUSE. ANYONE MISSING THESE ITEMS?

NEWS FROM THE ARC
Tashi Fonteyn, Chair

Hello Neighbors!

Right on cue, Spring has been just exactly as she should be; cool damp mornings, sunny days with added showers here and there. Perfect to help get our gardens and greenbelts healthy! Please familiarize yourselves with our CC&Rs:

CVC CC&Rs 10.2 Design Standards

The primary design feature which makes Coast Village a unique planned community is the specifications of greenbelts to serve as a visual screen and to protect privacy between adjacent lots. Side and rear setbacks are to be developed and maintained as greenbelts. Greenbelts may not be used for lot development, storage or lot access other than emergency. Greenbelts are generally determined by the setback requirements. Greenbelt vegetation shall not be disturbed or removed on any lot within five (5) feet from the side and back property lines. The greenbelt must be fostered and maintained.

What does it mean to foster and maintain?

FOSTER: To promote the growth or development of; further; encourage.
MAINTAIN: To keep in an appropriate condition, operation, or force; keep unimpaired.

Now I'd like to quote the letter titled, "Do you have a restoration plan in place for your greenbelt? How can we help?" That came to each member at the beginning of March, 2022.

"The Architectural Review Committee (ARC) is going to begin reviewing lot files, and in order to follow up with greenbelt restoration plans on those lots, ARC will be inspecting the greenbelt areas, to see that these requirements have been/or are being met. Please remember, no pathways or walking gaps through your greenbelt either. If you have a pathway that is being used as a shortcut onto your lot, you must fill in that gap with native, and/or city approved drought tolerant plants.

We highly recommend that if you own one of these lots, and have not started planting back your greenbelt, now would be an excellent time to start. For those of you who have already done so, we say thank you!...

... This inspection process will begin 30 days from the receipt of this letter, in early April...

...Fines are no fun for any of us. We don't like it, any more than you do. It would be a great idea to review the fine schedule in the back of the Rules and Regulations. For example most projects need at least ARC approval before beginning them. If you don't know, ask the ARC. The fine for doing a project without ARC approval is \$250.00. That fine was set by the board in 2009, when the fine schedule was created..."

There IS a Greenbelt Reimbursement Fund that will pay for 50% of your plant and tree expense in your greenbelt up to \$100 per lot (as long as your plants are NATIVES and/or from the approved city of Florence drought tolerant plant list ONLY).

NEWS FROM THE ARC
Tashi Fonteyn, Chair PP2

It is of the utmost importance that we plant only natives species or approved city of Florence drought tolerant plants because our water rates will be increasing 5.04% this month, in April 2022. It is said that the water here at Coast Village is free. Unfortunately, over use of a deficient supply of water will not go unnoticed anywhere any longer. Installing drip irrigation watering systems in our gardens AND greenbelts is the most efficient way to foster our greenbelts. These ARE changing times, and we must change in order to help the forest around us; we are the stewards for tomorrow's generations.

This is my 50th year here at Coast Village, and the one constant has always been here is the love of the forest we call our home. Let's help each other help the forest. Coast Village needs us. All.

**As a reminder, please remember, if you're building a multi-level deck, to contrast your planks to create a visual contrast. It's helpful for folks with tired eyes.



Robert Bishop and Mike Brady

**This is our great full time
Maintenance Team.**

**We also have Ben Davidson
who helps us part-time.**

**Don't forget to thank Susan
our janitor for all she does to
keep things clean!**

ADVERTISEMENTS

NEED PAINTING DONE? INSIDE OR OUT.

NEED YOUR ROOF AND/OR GUTTERS CLEANED, MOSS REMOVED?

NEED YOUR WINDOWS WASHED INSIDE/OUT?

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•ELECTRICIAN—JON TRAIN 541-271 6869

•TREE SERVICE—JOSH JOHNSON 541-999-7989

•PLUMBING—VIKING PLUMBING 541-999-7174

Florence Pet Sitting Service: 512-633-4177

Serene Abundance Studio Space: Art—Events—VR: 541-590-3877

Howdy y'all (yes we're in Texas)

We've had quite a few adventures since the last newsletter!

We took our Jeep on the Black Gap Trail at our local National Park (Big Bend). This trail is rated a 4-6 which means intermediate. We thought that was appropriate for our very first off-road adventure. It was fun and exciting. We tent-camped in the back country, our only neighbors were four wild horses. We had planned to do The Arizona Peace Trail in the Jeep this spring (670 mile loop), but with gas prices the way they are we thought that would not only be irresponsible, but just downright too expensive.

We are very remote. It's unusual to see anyone on our road or near our property. One day we were just working away and we heard someone yelling "help". We went to look and there was a family halfway up our driveway. It was two grandparents with their 3 and 5 year old grandchildren. They had gotten their Tahoe stuck in the sand trying to get to the swimming hole (spring). They had walked for 40 minutes in the desert with no water carrying those kids most of the way. We rushed to get them bottles of water and snacks. Michelle took the grandfather back to their vehicle. She pulled him out with the winch on our Jeep. Meanwhile, I took the kids and grandma out on my adventure trail where we visited fairy falls, Lollipop Lane, my gold mine, Rattlesnake Gulch and my newest creation a little rc track, then gave them all Popsicles and snacks. They were very thankful.

We have expanded our outdoor living area by adding a couple slabs of concrete, we plan to put a couple more. Michelle has completed the concrete countertops in the outdoor kitchen and we got a comfortable outdoor set of furniture with a 3 person sofa, 2 1-person sofa and two ottomans. It's really starting to look nice.

While putting the roof over the new patio area Michelle's eight foot A-Frame ladder toppled while she was on it taking her with it. I rushed her to the ER, she was in terrible pain. I tried to drive the five miles of rutted dirt road fast, but carefully. Once we made it to the highway we only had a little over 60 miles to go. Going 80mph (5 over the speed limit) we got there pretty fast. After blood tests, CT scans and x-rays

we found she had bruised ribs (still hurting, I'm sure for a while), a bruised liver, internal bleeding at her adrenal glands (encapsulated, so, would not be a problem) and a big bump on her head. The next day she was up that ladder (this time with me holding it) to finish that section of roof. You can't keep her down.

We won't be seeing you this summer like we had hoped. Gas prices are going to keep us hunkered down here. So, we bought some chicks (6). They are the cutest little things. And we're starting a garden. Maybe we can save some gas by extending the time between grocery store visits by eating eggs and produce we grow. The grocery store is near the hospital over 60 miles away.

Cont. pp 15



Our neighbor filed for a well but didn't hit water. Since the drill company was already here we decided to drill as well (since the reappointment was already in the area we did not have to pay the hefty charge to get it here). We didn't hit water either. We went down 300 feet. We did hit sand and shale which means water is likely to have been there. Some of the underground water is seasonal, so we'll check it periodically.

There's a lot more to tell you, but we've got work to do.
We think of you all often! Stay safe@

Love you all!
Kim (and Michelle too)



Spring is here!
What shape is your bicycle in?



Tune-ups & repairs

Call Glenn

(541) 991-7072 to leave message

Coast Village Activities Committee Event

SAVE THE DATE!!

Coffee & Donuts is here again!

Wednesday, April 6, 2022

10 am – 11 am

Meet in the Coast Village Rose Room!

Suggested Donation: \$1.00

Coffee & Donuts 2022 Extravaganza!

Come socialize and hang out with your neighbors!
Meet new Lot owners, introduce yourself to your neighbors!

(If there is a good turn-out, we will try this again next month)

Please note: The activities committee is run by volunteers.

We are self-funded and need your help.

Volunteering is a good way to meet people

Coast Village Activities Committee – Bingo Game!

Bingo in the Rose Room

Wednesday, April 6, 2022

6:00 pm – 8:00 pm

Bring **\$5.50 in quarters** to play one card, for 10 games.

Additional cards; \$.50 cents each until the "Black Out" game;
then cards will cost \$1.00 each.

You may play as many cards as you wish.

Save the date, join us for Bingo!

Wednesday, April 6, 2022

6:00 pm – 8:00 pm

Bingo game will be held in the Rose Room; bring your own snacks and soft drinks to share.

BYOB and bring snacks to share.

BYOB allowed (alcohol only in Rose Room), please don't leave any adult beverages unattended in the Rose Room, we have minors on the property.

Please note: The activities committee is run by volunteers.

We are self-funded and need your help.

Volunteering is a good way to meet people!

APPROVED MARCH 19, 2022
COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETINGS - CVPOC - Rose Room
Board Workshop, 10 am February 19, 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. Ila Mae Robinson, absent.
Quorum met

Members present: Noel Smith, Lisa Vonwold, Joan Muir, Glenn Singley, Kathy Melahn
Called to order 10:01am

Jay discussed the meeting rules for people new to the board meeting.

Motion to approve the agenda Dory Hethcote, seconded by Paul Deemer.

No discussion. Motion passed unanimously.

Approval of Previous Minutes

Previous Minutes read by Vice President Diana Newman.
Spelling and grammar edits were recommended.

Motion to approve Previous Minutes as modified, by Dory Hethcote, Seconded by Paul Deemer. Approved unanimously.

Park operations Manager Report

POM Report read by POM Carlla Van De Vyver

Excerpt from POM report that resulted in the following board motion:

Now it is time for us to approach the roads. I have been in negotiations with Coast Pavement Maintenance to do some repairs. I feel I have now received a satisfactory bid, to repair our cuts, as well as several sewer repair asphalt removals. I have negotiated a bid of \$19,888.00. This is with CV disposing of any asphalt (which will be minimal) and the work being completed during the next 60 day timeframe. I actually want to use some of the asphalt for fill on an area behind the pool off of Rhody Loop as that area by the propane tank needs some stabilization. Previous bids on this work have been over \$40,000.00 and I have great recommendations for Coast from both Green Trees and Florentine. I am asking the Board to approve the expenditure.

Motion: Motion to approve \$19,888.00 dollars for the repair of road cuts for the sewer and water repair asphalt removal. Made by Tashi Fonteyn, seconded by Dory Hethcote.

Discussion: None.

Motion passed unanimously.

The Board thanks POM for the great negotiation of the pricing for the road repair.

Excerpt from POM report that resulted in the following board action:

Coast Village residents are experiencing numerous incidents with non-licensed contractors. Everyone of course looks for the "best deal" however there have been several older residents who have been taken advantage of over the last few months. This leads to

finer for the owners and substandard work they then have to remedy. I would like the Board to pass a motion requiring any contractor who is doing more than \$2,000.00 worth of work to have a requirement to be licensed and bonded. This is a state law as well and both Green Trees and Florentine have this rule. This can be implemented by a simple Board motion and vote and added to the Rules and Regulations.

Motion to require any contractor who is doing more than \$2000 per project worth of work to be licensed and bonded per state regulation.

Motion by Dory Hethcote. Seconded by Diana Newman.

After much discussion about the actual dollar amount that is in Oregon St. regulations.

Motion passed unanimously.

Break at 11:00

Return at 11:05

ARC Report

Natasha Fonteyn read the ARC report

No actions necessary

Treasurer's report

Report read by Dory Hethcote.

Motion to transfer \$5010.10 from the reserve account to the operations account for the water project.

Motion by Dory Hethcote. Seconded by Tommy Brunetto

Motion passed unanimously.

Motion to transfer \$13375.00 from the reserve account to the operations account for the post office repair.

Motion by Dory Hethcote Seconded by Paul Deemer.

Motion passed unanimously

POM mentioned that the roof of the post office will need to be replaced, in the future.

Activities report:

Nothing to report

Old Business:

10-29 meeting with the city.

After much discussion, Jay Guettler requested that the board make a motion to bring the discussions with the city of Florence to the best possible conclusion for CVPOC.

The motion to say something along the lines of: The board has done its due diligence and has decided to not proceed.

Motion to designate that the board has done its research/due diligence regarding changes to 10-29 with the city, per the motion at the annual meeting 2021. The board has concluded that it is not a good idea to change 10-29 at this time.

Motion by Diana Newman. Seconded by Dory Hethcote.

Motion Passed unanimously.

Update of city zoom meeting.

After much discussion, the conclusion is: It is up to CVPOC (the Board of Directors, the ARC and the POM working together) to enforce our Covenants Conditions, and Restrictions. No motion needed.

ARC Committee letter to residents update

After much discussion regarding the clarity of the intent of the community wide letter. Diana said if the board wants to decide not to send the letter. Then we need to vote to change or modify the motion, from the January 2022 meeting. Dory wants to send it out with a modified header. Tommy agrees.

Motion: to amend the letter dated January 28 2022 to remove the initial topic line. Add that this review process will begin in 30 days from the date of the letter for those properties who have a prior ARC greenbelt restoration requirements. As well as the addition of the information about the greenbelt reimbursement program.

Motion by Dory Hethcote. Seconded by Tashi Fonteyn.

After further discussion: Motion passed unanimously.

Diana and Dory will work together on the header. Then forward it to the POM to be mailed out as soon as possible.

Break at 12:10pm

Return at 12:25

ARC Rules on modifications request update

Tabled to next meeting

Fee schedule update and approval.

Glenn Singley Lot 150 presented the fine schedule. The committee included, Dory, Tommy, Diana, Tashi, Carlla, and Glenn. They created a document that is easier to read and cites the Coast Village governing documents when applicable. Fines can double if it is deemed necessary.

The changes to the fine schedule were reviewed line by line, and discussed.

Motion: to approve the changes on the fines and fee schedule.

Motion by Dory Hethcote. Seconded by Tommy Brunetto

After further discussion: Motion Passed unanimously.

Dory expressed her appreciation for the membership showing up and commenting.

HUD Fair housing investigation update

HUD discovered that the complaint was made early and without evidence and was dismissed. Tashi asks if the complaint comes to judgment will the legal fees be transferred to the complainant. POM answered, yes.

Excerpt from the POM report:

We are seeing some of the legal fees associated with the suit for discriminatory housing. Total to date is \$ 3,533.00.

Request for ADU Lot 18. Owner requests motion to allow a permanent ADA accessible ADU be built on the property for full time living by disabled owner Donna Rudd.

Donna Rudd of Lot 18 made a presentation regarding her request for an ADU. Glenn discussed how even though the city allows ADU's, in general. Coast villages city zoning and governing documents won't allow an ADU. Jay explained that the issue is that she needs to explain why there needs to be an exception to the multiple rules that would apply.

That would include the 5' greenbelt on side and rear property lines, as well as the 3' fire break required by the city. As well as the fact that the 1997 CCR's took away multiple property owners' permanent secondary dwelling units.

Glenn also referred to the exceptional smallness of our lots due to CVPOC having been created as a campground. That would make it impossible for the city to use google maps to review the property lines accurately. Especially considering our greenbelt rules.

Diana read an email from Roger Emigh, stating only a small number of lots in CV can even support an ADU, so this would be the BOD allowing something in CV that negatively impacts all the lots, but can only benefit a very small number.

That email also cited several requirement for ADU's by the city.

Important things in the city code:

10-10-6 A: ADUs: Summary of 1 d. i. Axled things that are not permanently installed cannot be ADUs. So that eliminates RVs, trailers, and Park Models and also using Guest Quarters moveable structures as ADUs. Using a mobile thing requires permanently installing it.

10-10-6 A: Summary of 2.b: ADU must have a dedicated parking space. 2.c.: ADU must have a cleared 100sqft almost flat dedicated patio space assigned to it.

The BOD would have to go to the city, and propose changing our zoning. Before that, all property owners in Coast Village must be given an opportunity to vote to change our CC&Rs and By-laws.

Diana also read part of the documents that Donna herself provided. They are from a professional handicap modification consultant.

STRIVE DESIGN LIVING

The documents describe how her existing dwelling can be fully modified to fit Donna's ADA health requirements.

After further discussion. No action taken.

New Business:

Roads-Request for motion to contract with Coast Paving for Repairs.

Discussed and motion made during POM report.

Minutes Process

Tabled until the next workshop

Approval of funds transfer for the post office repair, and the road repairs.

Discussed and motion made during Treasures' report.

Lot 31 Fine Appeal

POM explained the situation of Lot 31 and requested to put the appeal on hold until the lot owner has the ability to write up a letter. Glenn says lot owner has 30 days to appeal a fine, the BOD needs a motion to allow for an extension of the time requirement.

Motion: to extend lot 31's fine appeal for an additional 60 days. Made by **Dory Hethcote, Seconded by Paul Deemer.**

Discussion: none

Motion passed unanimously.

Good of the Order

Joan Muir asked how long has she been living in the house she is living in, why did she buy a house she can't dwell in? Has her disability increased? Glenn said that those questions are good for bringing up as public opposition for the variance process at the city.

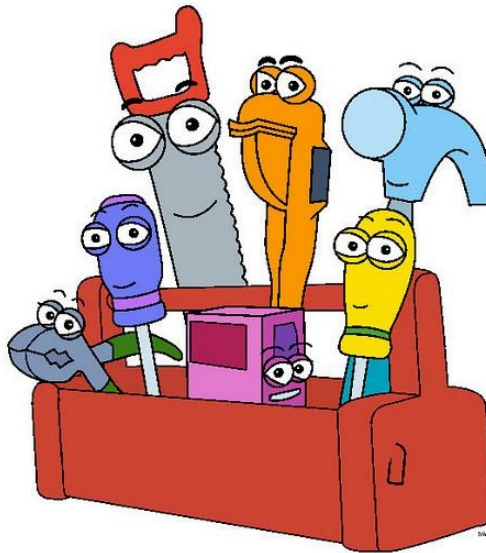
Jay wants to talk about getting a large load of bulk mulch for planting and care of their greenbelt.

Motion to adjourn by Dory Hethcote, Seconded by Tommy Brunetto
Passed unanimously.

Meeting adjourned at 1:39pm

Architectural Review Committee (ARC)

The ARC is holding BIWEEKLY meetings!



Meetings will be held on the 2nd and 4th TUESDAYS of the month, at 4:30 pm in the Rose Room. The first meeting in April meeting will be a zoom meeting; see sign-in instructions on our website: coastvillageflorence.com.

April meetings are scheduled for the 12th & 23rd @ 4:30 pm.

If you desire modification, addition, or architectural changes to your property, please ask for an application from the office. Please fill it out and bring it to the office for submission, ask for a copy to bring to the ARC meeting with you. Please remember to attach a drawing or sketch of your finished project so that we will have something visual to go along with your application. Be prepared to present your ideas(s) and any questions you may have to the ARC. Even though there are rules, bring your creativity! We are eager to help, and work with members to achieve their desired results. We hope to see you at our next meeting!

If you have questions, please call the office during business hours at (541) 997-3312 for additional information or the ARC chair contact information.

The Oregon Coast Humane Society Thrift Shop

1193 Bay St., Old Town Florence, 97439

(541) 997-5705

Hours:

Monday - Saturday 10am-4pm

Come see us on Facebook and stay updated on our most recent deals and treasures!

www.facebook.com/OCHSThriftShop/

The OCHS Thrift Shop is on the corner of Kingwood St. and Bay Street in Old Town Florence.

If you would like to donate items to benefit the animals at our shelter, bring them to our donation room during business hours. We are asking the community for dishes, utensils, pots & pans, appliances, and clean/gently used linens.

We will assist you and provide you with a receipt. If you have larger items you may arrange for them to be picked up by calling (541) 997-2340.

We are a 501(c)(3) organization. All donations are tax deductible as allowed by law. Your generosity supports the animals under our care at our shelter.



Squirrels:

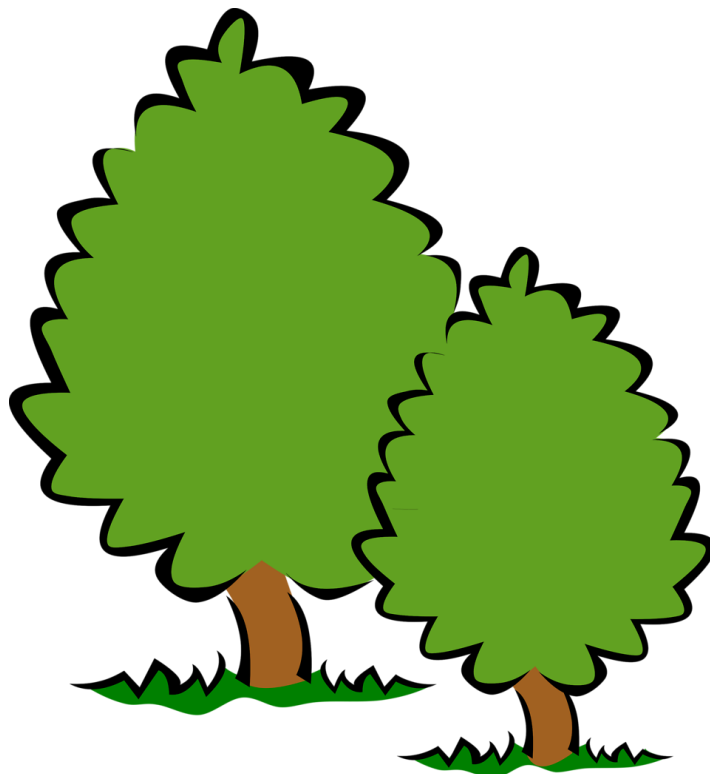
We have had some of our owners asking about the “lack” of squirrel activity in the park.

Checking in with local wildlife authorities, they tell us it may be because we have more hunting animals in the park (we do have a couple of owls), or more activity with outside cats.

One of the main issues is owners that are putting out poison to control rodents.

We do NOT encourage any type of poison in Coast Village to control rodents. This can poison not only the mice or field rats, but also the animals that pray on these rodents. It can also impact the chipmunk and squirrel populations.

Please use only traps because poisoned rats and mice are easily caught by owls and cats and they become sick and die also.



**APRIL WORKSHOP LOG ON
INFORMATION
JOIN THE MEETINGS AND KEEP INFORMED**

Topic: CVPOC April Board Workshop

Time: Apr 13, 2022 10:00 AM Pacific Time (US and Canada)

Join Zoom Meeting

[https://us06web.zoom.us/j/84689851768?
pwd=YXJTOEQ1VE9teHhiMUtmYnNpZzISUT09](https://us06web.zoom.us/j/84689851768?pwd=YXJTOEQ1VE9teHhiMUtmYnNpZzISUT09)

Meeting ID: 846 8985 1768

Passcode: CVPOC

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 846 8985 1768

Passcode: 412377

**WE ARE EXCITED! THE APRIL BOARD MEETING ON SATURDAY,
APRIL 16 WILL BE IN THE ROSE ROOM!**

**PLEASE JOIN THE BOARD IN THE ROSE ROOM AND SEE WHAT'S
GOING ON IN THE VILLAGE!!**

Many have asked when we would be able to have "live" board meetings again so we are very happy to invite those of you who are interested to attend.

The meeting begins at 10:00 a.m. sharp.

There will be donuts!!! And coffee!

Thank you every one for being part of Coast Village!



KING & QUEEN CORONATION

THURSDAY, MAY 19TH - 6:30 PM



DAVIS SHOWS NW CARNIVAL

THURSDAY, FRIDAY, SATURDAY & SUNDAY
MAY 19TH - 22ND - NOON - 11 PM



RHODY RUN

SATURDAY, MAY 21ST
REGISTRATION BEGINS 7:30 AM - RACE BEGINS AT 9 AM

MAPLE STREET VENDOR FAIRE

SATURDAY, SUNDAY MAY 20 - 21ST - 10 AM - 5PM



RHODY DAYS CAR SHOW & SHINE

SATURDAY, MAY 21ST, 9 AM - 3 PM

GRAND FLORAL PARADE

SUNDAY, MAY 22ND, NOON



FOR MORE INFORMATION
& FULL LIST OF EVENTS VISIT:

FLORENCECHAMBER.COM/EVENTS

