



AUGUST 2022

VOLUME 30 ISSUE 7

August 2022 CVPOC President's Message

The July Annual Meeting is a busy, important event on the Coast Village calendar. The Annual Meeting represents many things and brings up a lot of emotions based on the individual lot owner's history with the event. The events haven't always gone well, but this year's Meeting went along very well I think.

52 lot owners were registered at this year's meeting, which seems normal from my short perspective of five Annual Meetings. A notice went out with the Board Member Candidacy Forms to give us the option of restarting the meeting with a quorum of only 25 (10 percent) if we were not able to meet the 20 percent (50 lot owners) required by our Bylaws (Section 2.4). There have been years when the members of the Elections Committee have gone out door-to-door the morning of the meeting to encourage owners to come to the Annual Meeting in order to meet the quorum requirement. Gratefully, this year we did not have to use either of these tactics.

NOTICES

- Facility Hours: Hours for the laundry room 24-7 with code, Clubhouse bathrooms—24-7. Clubhouse is open 8:00 a.m. — 9:00 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 is open—9:00 am.—8:30 p.m. (Currently closed for repair)
- Satellite Bath with code only.
- BOARD MEMBER MEETING: August 20, 2022 Rose Room Annual Meeting
- Work shop: ZOOM August 17, 2022 at 10:00 a.m..

Board of Directors 2022-2023

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 cvtashi@yahoo.com

Tommy Brunetto

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

Director Ila Mae Robinson

(541) 991-3891 or seamstressila@hotmail.com

Director (Secretary) Glenn Singley

Glenn@cvpoc.com

Business Office:

(541) 997-3312

Fax: (541) 902-0103

Available for general business
9am - 3:00pm

Park Operations Manager: Carlla Van de Vyver
POM@CVPOC.COM

Phone 360-521-8428

Maintenance Office:

(541) 997-3583

Hours of Operation
Maintenance staff on premises
Mon - Fri from 7am -4:30pm

Available 24/7 for
park maintenance emergencies

(360) 521-8428

A big shout-out to Ila Mae Robinson and her Election Committee for running the registration process. There's a lot more to this process than I am aware of and I am glad that they are there running this part of the meeting. Through hard-won experience, Carlla Van de Vyver, our Park Operations Manager, has found that keeping everyone fed and watered is key to making the meeting go smoother, as well as getting lot owner's to come out to spend the morning and early afternoon in a meeting. There is so much that Carlla and her team do in the background to make this event happen and I am grateful for all of it.

There were seven board member candidates this year for three positions, which is great! Thank you to all of the candidates for putting themselves out there to be considered. Dory Hethcote and Ila Mae Robinson were re-elected, and Glenn Singley was elected again to serve on our board. The new board consists of myself in the President role, Diana Newman as Vice-President, Dory Hethcote as Treasurer, Glenn Singley as Secretary, and Ila Mae Robinson, Tommy Brunetto, and Tashi Fonteyn as Board Members.

No motions were passed at this Annual Meeting, but that does not mean that it wasn't productive. To me, the Annual Meeting is the safety valve for our community. It is an open forum for ideas to be posited, grievances to be aired, and gratefulness to be expressed to the community at large. I also see it as the last step in the mechanism of change. Ideally, change work would begin in a committee of members to formulate language and shape an idea. This would then go to Board for approval and implementation. Yet, boards do not always agree with a committee's ideas. This is why the Annual Members' Meeting exists—to put the control of change and governance back into the hands of the whole community. I think that the objection to most of the motions presented was about the clearness or thoroughness of the language in the motions, which is where committee work excels. This showed me that taking something to the Annual Meeting to circumnavigate the committee/board process doesn't always work.

Thank you to all those members that took time out to participate in the Annual Meeting. I hope that you found it a good use of your time. I apologize that we had to spread out so much again this year due to COVID and I will work on getting a better collection of sound equipment for next year's meeting in case we're still in this situation. I would to encourage those members who have not come to an Annual Meeting to put it on your calendar for next year. Participation is the basis for the strength of any community.

Jay Guettler, President of the CVPOC

TREES

Recently there has been a lot of “talk” on Facebook regarding the cutting of trees in Coast Village.

First of all the “Office” is not cutting down all the trees! In fact we have planted a number of Fir and Spruce this year. We have taken down some Shore Pines that were in trouble.

Second of all if a Lot Owner decides to remove a tree on the interior of their lot we cannot tell them they cannot. If the Lot Owner has a tree in the Greenbelt we do ask that they tell us about it and we try and determine if they are being reasonable in their reason for wanting it removed. We know we cannot legally hold ground if a Lot Owner deems their tree “unsafe”, leaning over their dwelling or an adjacent lots dwelling. Insurance will not cover a downed tree if it has been reported or if a Lot Owner requests a tree come out and we do not approve and then it comes down Coast Village could be held responsible financially.

We ask all Lot owners who remove a tree from the Greenbelt to replant a tree to replace it.

Last of all, I encourage everyone not to “demonize” Lot Owners who remove a tree. We all live here because we love the Greenbelts and the trees. I don’t think anyone wants to take out a tree just because they don’t like trees.



Shop local, help local

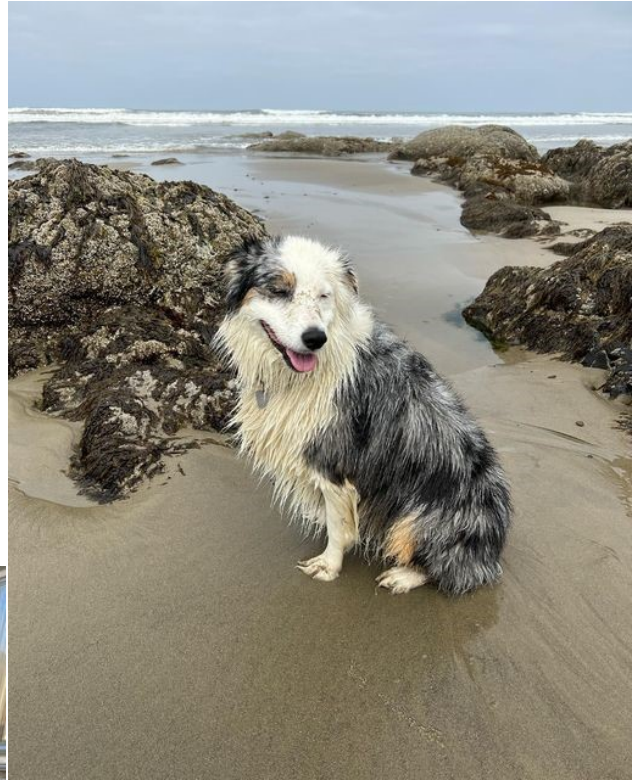
Empower local families to build a place to call home.



What a great day to be a dog!!!!

What a great day to walk on the Pacific Oregon Coast!

Let's all celebrate life and how lucky we are to live at Coast Village!



RECIPE CORNER

CREAMY CHICKEN WILD RICE SOUP

- 2 tablespoons butter
 - 2 medium carrot, peeled and chopped (about 1 cup)
 - 1 large onion, chopped (about 1 cup)
 - 2 stalks celery, sliced (about 1 cup)
 - 1/4 teaspoon dried thyme leaves, crushed
 - 2 tablespoons all-purpose flour
 - 2 cups Swanson® Chicken Broth **or** Natural Goodness® Chicken Broth **or** Organic Free-Range Chicken Broth
 - 1 1/2 cups milk or half and half
 - 1 cup shredded cooked chicken **or** turkey
- 1/2 cup **cooked** seasoned long-grain and wild rice

- **Step 1**

- Heat the butter in a 4-quart saucepan over medium-high heat. Add the carrots, onion, celery and thyme and cook for 10 minutes or until the vegetables are tender.

- **Step 2**

- Stir in the flour. Increase the heat to high. Stir in the broth and milk and heat to a boil. Cook and stir for 5 minutes.

- **Step 3**

- Reduce the heat to medium. Stir in the chicken and rice and cook for 5 minutes, stirring occasionally. Season to taste with salt and pepper.

Note: I also add frozen broccoli or cauliflower to mine at the end.

August 2022

SUN	MON	TUE	WED	THU	FRI	SAT
	1 Garbage 9 am Rose Room Reserved 9:00-11:30am	2 Brush 9 am ARC 4:30	3	4	5	6
7	8 Garbage 9 am Rose Room Reserved 9:00-11:30am	9 Brush 9 am	10	11	12	13
14	15 Garbage 9 am Rose Room Reserved 9:00-11:30am	16 Brush 9 am ARC 4:30	17 BOD Workshop 10 am (Zoom)	18	19	20 BOD Meeting 10am
21	22 Garbage 9 am Rose Room Reserved 9:00-11:30am	23 Brush 9 am	24	25	26	27
28	29 Garbage 9 am Rose Room Reserved 9:00-11:30am	30 Brush 9 am ARC 4:30	31			



Here's to celebrations! Happy Birthday!

Rachelle Emigh - August 3rd



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

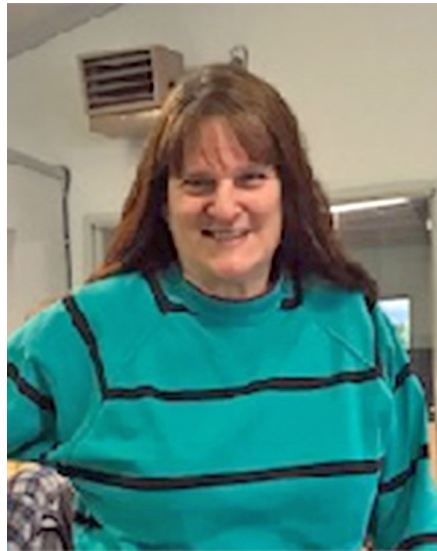
Gary & Patti Hunt - August 7th
Terry & Karolynn Hiam - August 27th

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





Jay Guettler
President



Diana Wolfe-Newman
Vice President



Dory Hethcote
Treasurer



Tommy Brunetto
Director



Glenn Singley
Secretary



Tashi Fonteyn
Director



Ila Mae Robinson
Director

OPERATIONS, Carlla Vandevyver

ANNUAL PARK OPERATIONS/ MAJOR MAINTENANCE REPORT **JULY 16, 2022**

Administration: One change in the Office Clerical Position.

Glenn Singley is still maintaining our website and we have added a site Coast Village Community to update residents on items of interest.

Our Operations Budget was over estimated projections with increased costs for supplies, garbage, brush and recycle. We have had several large projects that were unexpected, but this is why we have the major maintenance account. We kept to our budget on personnel expenses. We are over somewhat in "Contract Labor" this is due to Covid issues and finishing the water project. We continue to put \$75,000.00 per year in the fund and there are no "planned" large major maintenance projects on the schedule for this New Year.

We continue to keep our sewer issues well in hand financially by servicing the line once per year and making smaller repairs whenever necessary. There has been some concern voiced regarding what would happen in a disaster situation, however there is no real way to "plan" for a disaster. Some issues would be covered by insurance, for example a fire in the Common area buildings etc. Most other types of disaster would have to be resolved in other ways.

Our water system work is now complete, which was a huge issue with large water bills of over \$25,000.00 prior to the project that we no longer experience.

Before I list our repairs and replacements I want to address the ways I plan to lower our operational costs for this coming fiscal year.

I am planning a change in how our heat is managed in the auxiliary buildings which I hope will lower our electrical costs significantly. My goal is at least a 20% reduction. I am replacing two heaters with more cost effective heaters. I am adding separate thermostats which will prevent people from just turning them up. I am putting all bathroom heaters on timers which will prevent users from turning the heat up on high and then just leaving it and the heaters continue to run for hours before anyone notices. I will be putting the heaters in the clubhouse (Rose Room excluded) on timers as well.

The cost for making some wiring changes, heaters, (2) and installing the timers etc. is \$7,800.00. Some of the wiring changes need to be made anyway and that's included in the work. Currently our electricity



Question of the Month - August 22

Why were the CC&Rs and Bylaws amended?

Per State mandate (see last paragraph) all Home and Property Owner Associations were required to review and amend all of their governing documents to correct any references of discrimination or any illegal wording.

We did very well with only two changes each to the CC&Rs and Bylaws. Both documents received this addition "GENDER As used herein, the masculine, feminine, and neuter shall each include all gender identities, as the context requires."

The other CC&R change: under Non-compliance and Residential Use Restrictions From **5.1 Residential Use:** Each lot is to be used for a single family residence only, except as stated in 5.6 and may not be divided. Additional limitations on use are contained in the Bylaws by which all owners are bound. To **5.1 Residential Use:** Each Lot is to be used for a residence only, except as stated in 5.6, and may not be divided. Additional limitations on use are contained in the Bylaws by which all owners are bound. Cc page 2

Question of the month cont.

The other Bylaws change:
under Director's Responsibilities

From **5.9.a** The Board of Directors shall manage the business and affairs of Coast Village in a manner intended to preserve and maintain Coast Village as a private, non-profit single family residence and vacation home park and to:

To **5.9.a** The Board of Directors shall manage the business and affairs of Coast Village in a manner intended to preserve and maintain Coast Village as a private, non-profit residence and vacation home park and to:

The remainder of Article 5, Section 5.9.a remains unchanged.

Bottom line is that "single-family" was removed and clarification was added to eliminate any gender based references. Not bad considering the age of our documents.

Here is the reason it had to be done.

Section 6 of Chapter 67, Oregon Laws 2021 (House Bill 2534), as amended by Chapter 367, Oregon Laws 2021 (House Bill 3041), requires an association of a planned community to review each governing document currently binding on the Association or the lots or lot owners within the Association and to amend or restate each document as necessary to remove all restrictions against the use of the Association or the lots not allowed under ORS 93.270 (2).

PARK OPERATIONS PP 2

bill in the clubhouse in winter runs approximately \$2,800.00 per month, with the average bill running \$1,200.00 - \$1,400.00 in the summer. Our total electric bill for April was \$5,532.00 for the clubhouse, maintenance, laundry and post office. I have turned the heat off in the laundry room as of April. I will only run heat there going forward if we are in winter and have freezing weather forecast, I will leave the post office temperature set at 60 degrees. Much of the electricity use is from the heating systems.

Our propane has almost doubled in cost. This much of an increase was unexpected. Our diesel for the vehicles has went up substantially. Major items such as paper products and disinfectant have almost doubled in price. I have now set the pool at 89 degrees for the summer which is 5 degrees warmer than either of the outside pools at other HOA's in town. There is not much to be done to reduce our diesel use.

I am cutting hours for our office assistant. I am cutting back on outside maintenance wages. (Contract Labor). Overtime has been cut to a minimum and only in case of emergency.

I will keep to our current budget for this coming fiscal year and expect only a small loss (we are forecasting around \$7,000.00) my goal is to be at a breakeven point.

REPAIRS AND REPLACEMENTS:

- Partial painting of Spruce Street Fence
- Installation of new replacement pool pump which was under warranty no expense to Coast Village for the heater.
- Replacement of heater in the Satellite bath.
- Repair of trailer wheel bearings and brakes.
- Replace tires on the large truck
- Replacement of brakes and wheel bearings on small truck.
- Sewer line repair on Outer Drive
- Replacement of electric eye on east entrance gates.
- Overall sewer line service for cleanout (done each

Park Operations pp 3

year).

- Electrical work on pump stations and clubhouse safety issues.
- Cleanup and repair on two sewer leaks
- Sand filter on pool cleaned.
- Survey of drainage ditch completed (every 6 months)
- Replacement of one blower
- Addition of internet service at the maintenance office.
- Asphalt repair of pavement cuts due to sewer and water repairs, as well as parking lot repairs.
- Coast Village entrance signs sanded and re-finished.
- Road signage repainted (this happens every summer)
- Trees impacting the satellite bath were removed.
- Tree removal from storm impact on CV streets.
- Replacement of keyless entry pads at the post office and laundry due to vandalism.
- Purchase of washer for the laundry room.
- Servicing of pump stations and electrical panel for pump station at Sailor
- Complete pump station replacement with tanks at Easy Street
- Remove a CT meter can and two 200 amp panels on the West Side. The feeder conductors were removed and junction boxes installed. Checked on the ancient wiring and replaced everything needed and one box that has been hit was straightened and wiring checked. Live wires in the ground were capped.
- Update of main power main at the clubhouse.
- Planted 8 trees in the park to replace removed shore pines. This was a mixture of Spruce and Fir.
- Camera underground line installed at entrance.
- Installation of new camera line at post office/laundry building due to failure.
- Replacement of rotted siding on post office and laundry back and sides.
- Painting post office and laundry back and sides to match front.
- Purchase of concrete saw for maintenance
- Replacement of 2 hot water tanks in clubhouse
- Replacement of 1 hot water heater in laundry
- Replacement of 1 hot water heater in Satellite bathroom
- Upgrade of our Accounting software due to failure.
- Backflow Repair to our water access system from the city.
- Laundry sewer cleanout and repair
- New pool pump installation of ducting and vents
- Replace poolside furniture (partial)
- Added patio outside for seating on Southeast side by old volley ball court
- Purchased new (refurbished) copier due to failure of old one.

Park Operations pp 4

Fines: Coast Village Assessed fines in this last fiscal year. These included greenbelt violations, pool violations, lot appearance violations, aggressive dog violations and gate breakage violations.

Although as the manager I try very hard to work with lot owners to avoid fines and in most cases I am successful there are times where fines are unavoidable.

Carlla van de Vyver

Park Operations Manager

POOL ISSUES

Two weeks ago we had some vandalism in the pool. Someone who was using the rope as a spring board broke both of the hooks that hold the rope in place. After viewing the camera it appeared there were two separate groups doing that and I was unable to see who actually “broke” the hooks.

In the same time period there was vandalism in the pump recycle system. The openings are under water and it was impossible to see who actually did it. Long story short—the circulation flaps were ripped out, plastic and metal broken which ended up in the pool. Pieces of that debris circulated through the pump and now the pump is broken. The pump itself will cost around \$3,000.00 if it has to be replaced not counting labor to install. If we can repair the pump it will still cost money. The repair people will be here August 3rd.

I would ask that any time you are in the pool with young people you watch what they are doing. Also if you see someone doing something inappropriate, please report it immediately.

We have also had some young people in the clubhouse being very hard on the exercise equipment. Remember, the pool, the equipment belongs to everyone. Treat it as though it was in your own home.

Yes, we do have a safety camera on the pool, but it’s impossible to see what a crowd of people are doing under water.

Note from Board of Director's Secretary - Glenn Singley

First I would like to thank all of the members that voted me back onto the Board and Ila Mae Robinson for nominating me for Secretary.

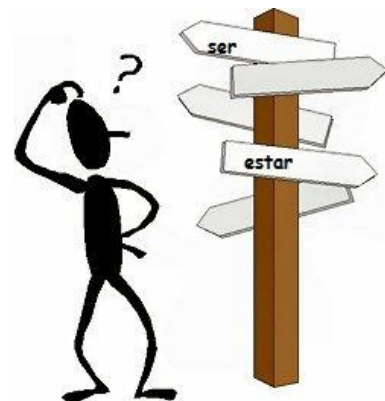
The Secretary position (since we moved into Coast Village almost eight years ago) has been a difficult position to fill with a lot of the responsibilities falling on the Office to complete. That is not my intention and I hope to put some processes in place to streamline some of the duties. This will, hopefully, make the lives of future Secretaries a little easier and allow the Office to spend less time on Board responsibilities.

I believe in electronic communications and try to keep my personal use of paper to a minimum. To this end, I would like to see the Newsletter read in electronic format by more members. I know a lot of our members are not comfortable with computers and some do not use them at all, which is fine. But those of you who are comfortable, I encourage you to read the Newsletter online from our website or receive a copy in your email. Just let the Office know that you would like it emailed or send me a message at glenn@cvpoc.com and I will make sure your name is added to the list. By the way, the Newsletter is a lot more interesting in color.

In my research of meeting minutes preparation, I discovered that Annual Meeting minutes really shouldn't be held onto until the next Annual Meeting to approve. It is allowable (according to Robert's Rules of Order) to approve them at the next regular BOD meeting. It always bugged me that the minutes were not available for an entire year, so this year the Annual Meeting minutes will be presented to the BOD at the August meeting and, if approved, will be available for distribution.

Once again, thank you for your confidence and I look forward to serving as Secretary.

Thanks, Glenn



After Recording Return To:
Gregory B. Coxey
Vial Fotheringham LLP
17355 SW Boones Ferry Rd., Suite A
Lake Oswego, OR 97035

Lane County Clerk
Lane County Deeds and Records 2022-030551

02032282202200305510030034 \$97.00
07/12/2022 10:38:37 AM
RPR-AMEN Cnt=1 Pgs=3 Stn=15 CASHIER 02
\$15.00 \$10.00 \$11.00 \$61.00

**FIRST AMENDMENT TO
AMENDED AND RESTATED BYLAWS
COAST VILLAGE PROPERTY OWNERS CORPORATION**

The Amended and Restated Bylaws Coast Village Property Owners Corporation was recorded in the Deed Records of Lane County, Oregon on May 3, 2012, as Document No. 2012-021597 ("Bylaws"). This First Amendment to Amended and Restated Bylaws Coast Village Property Owners Corporation ("Amendment") is made effective June 11th, 2022, by the Coast Village Property Owners Corporation, an Oregon nonprofit corporation (the "Association").

RECITALS

WHEREAS, Section 6 of Chapter 67, Oregon Laws 2021 (House Bill 2534), as amended by Chapter 367, Oregon Laws 2021 (House Bill 3041), requires an association of a planned community to review each governing document currently binding on the Association or the lots or lot owners within the Association and to amend or restate each document as necessary to remove all restrictions against the use of the Association or the lots not allowed under ORS 93.270 (2);

WHEREAS, under Section 6, Chapter 67, Oregon Laws 2021, as amended by Chapter 367, Oregon Laws 2021, the Board of Directors of the Association ("Board of Directors") has reviewed the governing documents currently binding on the Association or the lots or lot owners within the Association and determined that an amendment to the Bylaws is necessary to ensure compliance with House Bill 2534 and House Bill 3041;

WHEREAS, at the meeting of the Board of Directors held June 11th, 2022, the Board of Directors voted to authorize and direct the Chair and the Secretary to execute this Amendment and cause it to be recorded in the Deed Records of Lane County, Oregon under Section 6, Chapter 67, Oregon Laws 2021.

AMENDMENT

NOW, THEREFORE, the Bylaws are hereby amended as follows:

The Bylaws, Article 5, Section 5.9.a is amended to read as follows:

- 5.9.a The Board of Directors shall manage the business and affairs of Coast Village in a manner intended to preserve and maintain Coast Village as a private, non-profit residence and vacation home park and to:

The remainder of Article 5, Section 5.9.a remains unchanged.

The Bylaws, Article 11, Section 11.6 is added in its entirety:

Section 11.6 GENDER

As used herein, the masculine, feminine, and neuter shall each include all gender identities, as the context requires.

///

After Recording Return To:
Gregory B. Coxey
Vial Fotheringham LLP
17355 SW Boones Ferry Rd., Suite A
Lake Oswego, OR 97035

Lane County Clerk
Lane County Deeds and Records

2022-030550



\$97.00

02032281202200305500030037

07/12/2022 10:38:37 AM

RPR-AMEN Cnt=1 Pgs=3 Stn=15 CASHIER 02
\$15.00 \$10.00 \$11.00 \$61.00

**FIRST AMENDMENT TO
AMENDED AND RESTATED DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF COAST VILLAGE**

The Amended and Restated Declaration of Covenants, Conditions and Restrictions of Coast Village was recorded in the Deed Records of Lane County, Oregon on October 17, 1997, as Document No. 9770898 ("Declaration"). This First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions of Coast Village ("Amendment") is made effective June 11th, 2022, by the Coast Village Property Owners Corporation, an Oregon nonprofit corporation (the "Association").

RECITALS

WHEREAS, Section 6 of Chapter 67, Oregon Laws 2021 (House Bill 2534), as amended by Chapter 367, Oregon Laws 2021 (House Bill 3041), requires an association of a planned community to review each governing document currently binding on the Association or the lots or lot owners within the Association and to amend or restate each document as necessary to remove all restrictions against the use of the Association or the lots not allowed under ORS 93.270 (2);

WHEREAS, under Section 6, Chapter 67, Oregon Laws 2021, as amended by Chapter 367, Oregon Laws 2021, the Board of Directors of the Association ("Board of Directors") has reviewed the governing documents currently binding on the Association or the lots or lot owners within the Association and determined that an amendment to the Declaration is necessary to ensure compliance with House Bill 2534 and House Bill 3041;

WHEREAS, at the meeting of the Board of Directors held June 11th, 2022, the Board of Directors voted to authorize and direct the President and the Secretary to execute this Amendment and cause it to be recorded in the Deed Records of Lane County, Oregon under Section 6, Chapter 67, Oregon Laws 2021.

AMENDMENT

NOW, THEREFORE, the Declaration is hereby amended as follows:

The Declaration, Article 5, Section 5.1 is deleted in its entirety and replaced with the following:

5.1 Residential Use: Each Lot is to be used for a residence only, except as stated in 5.6, and may not be divided. Additional limitations on use are contained in the Bylaws by which all owners are bound.

The Declaration, Article 12, Section 12.2 is added in its entirety:

12.2 Gender: As used herein, the masculine, feminine, and neuter shall each include all gender identities, as the context requires.

///

DO YOU HAVE AN ITEM OR SERVICE FOR SALE?
LET THE OFFICE KNOW AND PLACE YOUR ADVERTISEMENT
HERE.

ADVERTISEMENTS

NEED PAINTING DONE? INSIDE OR OUT.
NEED YOUR ROOF AND/OR GUTTERS CLEANED, MOSS RE-
MOVED?
NEED YOUR WINDOWS WASHED INSIDE/OUT?

CALL LUCAS AND GINA!
541-601-9567
Support our local people!

TELEPHONE FOR SERVICES

- 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

Hi neighbors!

We've been watching you from afar! It looks like you had a really wonderful barbecue. Hopefully we will be able to attend the one next summer!

We are back on the road and we're having a gas! We'd been working so hard to build our off-grid oasis that we forgot how much fun it is on the road!

We've had quite a few adventures this month! We took our Jeep on a trail from Munds Park to Sedona, it was a breathtaking ride! We also earned a Jeep badge for doing it. Jeep has an app and when you check in to their selected trails and complete them, they send a physical badge that goes on the Jeep.

We then spent a couple nights in Williams and then on to the Grand Canyon. We stayed there over the fourth. Our highlight there was when we rented e-bikes and rode along the rim.



Have you ever heard of Horseshoe Bend? We took our kayak and got a ride on a power boat up river and floated/ paddled back. It took us about five hours. We saw six wild horses, several big horn sheep and two blue herons. It was an amazing day.

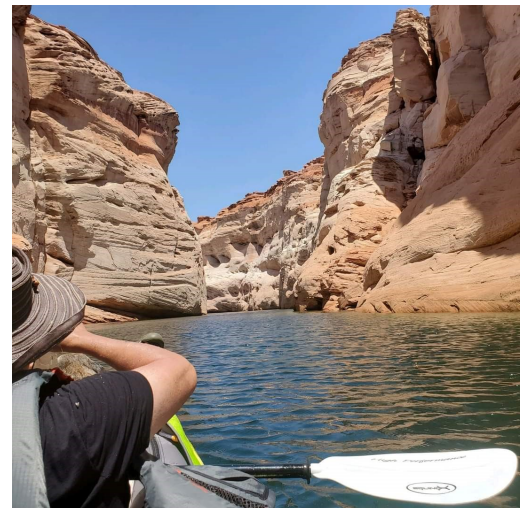
In the same area we went with a Navajo guide on an Antelope canyon hike. It was amazing. So, then we thought we'd kayak another part of Antelope Canyon. That was a mistake! The cabin was nice, but the lake was so low we had to hike the kayak down. When we got back we knew we couldn't

carry it up (very steep, very far, very loose rock, very slippery), and the ground was too hot for the dogs to walk on, so I had to make a couple trips to carry the dogs up. What did Michelle do? She lowered the winch on the Jeep over a cliff, hooked up the kayak and pulled it up. Genius. Otherwise we'd still be down there or just leave the kayak there. It was at this point we decided not to kayak any more of Lake Powell.

We have just come down from Telluride, CO. The elevation was difficult for us, as we are sea-level lovers, as you well know! While we up there we completed two pretty scary Jeep trails and earned a couple more badges. Ophir Pass, and Imogene Pass. It was really scary on some parts. We were at over 13,000 on elevation. We started in forest land and got up above the trees and glaciers. These were old mining roads. We saw lots of leftover mining stuff, but the ghost town of the Tomboy Mine was amazing. Partial buildings everywhere. Now we're in Durango, and we're going to putz around this area until August 1st when we go to Mesa Verde for a week.

We love you all! Happy summer!

Love, Kim and Michelle



BACK IN THE DAY



Here are a few interesting photos of people enjoying Coast Village back when it was "Coast Village Campground". What is now the post office was a lounge with a pool table. Members could rent bicycles and other recreational gear from the clubhouse. We even had a small movie theater!

Deepest Sympathies to The Russell family in the loss of Heithier Russell, Air Force Veteran, recipient of the National Defense Service Medal, who after a long illness passed away in July.



SERGEANT RUSSELL



SERGEANT DEMPSEY

Patrick and Scott Noncoms Top MATS Academy Grads

HQ. MATS, SCOTT AFB, Ill.—TSgt Heithier Russell and MSgt William H. Dempsey carried off top honors among NCO graduates of the MATS Academy's first class of fiscal year 1966.

Altogether, 122 NCOs from 37 military installations received diplomas from the five-week leadership school at Orlando AFB, Fla.

Sergeant Russell, an instrumentation technician with the 6550th Air Base Gp. at Patrick AFB, Fla., was named honor graduate, while the commandant's award went to Sergeant Dempsey, a technician with the MATS Management Engineering Team No. 2 here.

Brig. Gen. Roland J. Barnick, commander, 1611th Air Transport Wg., McGuire AFB, N.J., served

as commencement speaker. Eleven class graduates are assigned to General Barnick's wing, one making the distinguished graduate list.

Also included among graduates of Class 66-1, the 78th class since the school was started in 1955, were three members of the WAF, one of whom also was a distinguished graduate.



PEACE

OREGON DUNES CHAPTER, NSDAR AND THE OREGON COAST MILITARY MUSEUM WELCOMES THE MOBILE EDUCATION EXHIBIT!



**SATURDAY AUGUST 27, 2022
10AM-4PM**



**OREGON COAST MILITARY MUSEUM
2145 KINGWOOD STREET
FLORENCE, OR**

The Wreaths Across America Mobile Education Exhibit is a rolling exhibition that brings the local community, veterans, active-duty military and their families together through interactive exhibits, short films, and shared stories. The exhibit serves as a mobile museum, educating visitors about the service and sacrifice of our nation's heroes as well as to serve as an official 'welcome home' station for our nation's Vietnam Veterans. All veterans, active-duty military, their families, and the local community members are invited and encouraged to visit, take a tour and speak with WAA representatives and volunteers. They can also share more about the national nonprofit, and the work its volunteers do to support our heroes and their communities year-round.

Public tours for the MEE are free and open to the public with social distancing, sanitation and COVID-19 safety procedures in place to protect the health of all visitors in accordance with the CDC's recommendation for large gatherings stemming from concerns surrounding the COVID-19 pandemic. Members of the media, dignitaries, veterans and other interested groups are urged to come, ask questions, share stories and experience this one-of-a-kind exhibit.

HONOR A HERO AT:

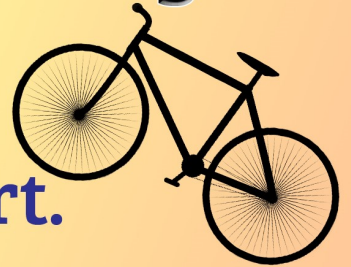
www.wreathsassamerica.org/OR0045P

Bicycle Tune-ups & Repairs (541) 991-7072 to leave message



Scan code to go
to Green Bike's
Website

Also accepting donations
for Green Bike in Waldport.



Supports Seashore Family Literacy





A very happy birthday to
Becky Lowe—overall kind and
damn fun person!!!!





Is there an artsy person in Coast Village who would like to help brighten up the garden area a bit? You've probably seen we have compost bins made from recycled pallets. It might be cool to have those pallets painted and/or decorated. A friend has offered me some paint she has left over that we can use for a background, so

Tommy & Becca

Let us do your dirty work !! Inside and outside lot maintenance. No job to small.

Yard work ,roof & gutter cleaning , garage clean outs , Handyman Service. Easy cash, check or credit card payments accepted. Call or text Tommy at 541 901 1938.

Email. Tbrunetto405@gmail.com

Hello Coast Village Neighbors,

I hope everyone is enjoying the lovely summer weather as much as we are! After a cold, wet winter, it sure feels good to dry out a little and take advantage of all the sun. Speaking of drying out, please remember to take some time to water your greenbelt this summer. Many members put a ton of energy (and money!!) into their yards and greenbelts this past spring. We still have free bags of fertilizer for greenbelt plants; We should still be fertilizing every month in addition to regular watering in the dry months. The best time to water is earlier in the morning, but if it is afternoon, and you see your plants drooping from being dry, go ahead, give 'em a drink, they'll LOVE you for it.

While you're outside watering (wink, wink!), now is a good time to take inventory of the greenbelt on your property. Check for gaps, holes, and trails through your greenbelt; once we reach the rainy season again, you'll know exactly where to plant, and HOW to enhance your property while fulfilling your CVPOC obligations to have greenbelt.

You can apply for greenbelt reimbursement money every calendar year, AND, in the Fall, The Siu-slaw Watershed Council offers a native plant giveaway. As we approach that time, I will share the information; the trees, shrubs, plants are ordered in the Fall, and picked up in early Spring; until then, walk around your property; count how many places would benefit from more plants. Create more privacy between you and your neighbors and rebuild that greenbelt!!

I have started a mini Coast Village nursery; I started collecting baby evergreen trees from neighbors; if you have any baby evergreen trees, laurels, etc. you do not want growing in your driveway, under your deck, or wherever they decide to grow, please call or email the ARC; we'll come by and collect them from you.

In turn, if you'd like an evergreen tree for YOUR greenbelt, please reach out to the ARC. We are happy to pass on trees to help build up Coast Village greenery. I will not be giving any out until...?? The rainy season :-)) I want your trees to live!! :-)) I WILL put your name on a list for the Coast Village plant giveaway :-))

Please remember, the Board of Directors passed a motion that members wanting/needing to replant their greenbelt space must use plants, trees, or shrubs from the City of Florence plant list, native, and/or drought tolerant species. This motion was passed unanimously in June 2022.

I want to give everyone the ARC phone number and email:

(541) 283-5454—ARC phone number
cvctashi@yahoo.com



AROUND COAST VILLAGE



Apples are al-
most ripe,
Patio is invit-
ing!



Although we say this many times throughout the year the photo below is worth a thousand words.

Please, do not have your garbage cans out prior to Monday mornings. Please, keep your garbage cans inside your shed, enclosed porch or inside your home during this time of year. If you have no place to put your garbage can, we recommend purchasing a “bear proof” can. They can be ordered through Bi-Mart or on line.

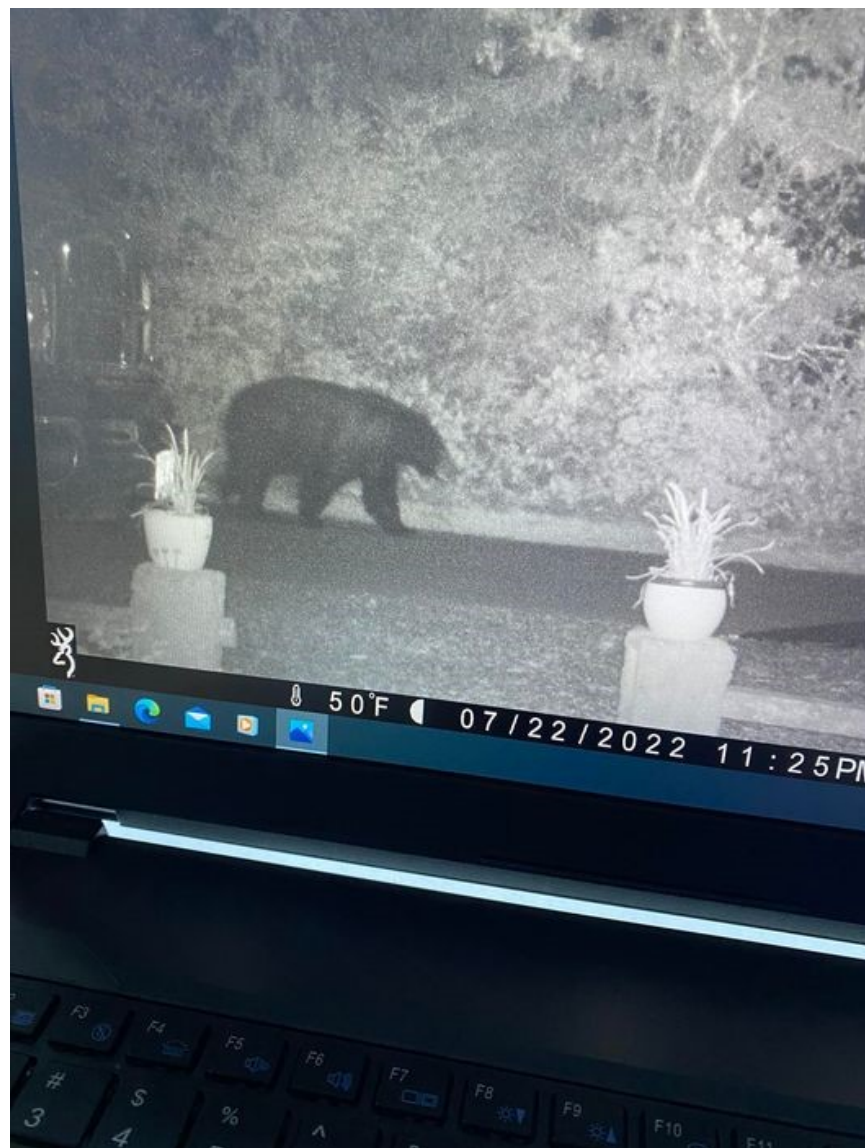
The bears are here and they are looking for food!

The bears do not want to hurt you, they will run if confronted. No we do not call in the forest service people as we do not want them killed.

We also have quite a few raccoon “families” strolling around and they also will get into your trash.

This time of year it’s best to bring bird feeders in at night, DO NOT leave cat food outside, it will attract both raccoons and bears.

Be at peace with our wild neighbors.



COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETINGS - CVPOC - Rose Room
Approved - July 16, 2022

Board meeting, 10 am June 11, 2022
Meeting held in the Coast Village Rose Room

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

Members present: Glenn Singley of Lot 152, Robert Davidson Lot 147, Ben Davidson of Lot 229,
Cecilia Jackson Lot 175, Noel Smith Lot 261, Kathee Melahn Lot 23, Lisa Von Wald Lot 86, Jerry Lowe Lot 259

Meeting called to order at 10:00am
Quorum Met

Additions to the agenda

Adding last minute complaints
Adding Elections to "Election Committee Reports"

Approval of Agenda

Agenda Approved without objection

Reading of the Previous Minutes

Minutes from April 16th read by Dory Hethcote.

Motion to approve the minutes made by Tashi Fonteyn, Seconded by Dory Hethcote,

Motion approved unanimously

Jay thanked the membership for showing up, and talked about the new method of membership contribution. Membership should review the agenda before discussion, and bring up their questions about an item prior to a vote.

POM Report

POM Carlla Van de Vyver read the Park Operations Report.

Discussion: Jay asked how much QuickBooks costs. POM said \$269.00

There are people charging their electric cars at the RV outlet by the post office, which is not allowed.

POM will be addressing the issue, photos of those vehicles have been taken.

ARC Report

ARC Chair Tashi Fonteyn read the ARC Report.

Treasurers Report

Treasurer Dory Hethcote read the Treasurer's Report

Motion to approve the Treasurer's Report for June 11, 2022.

Motion made by Dory Hethcote seconded by Paul Deemer.

Discussion: None

Motion approved unanimously.

Activities Report

Paul Deemer read the Activities Report written by Chair Nancy Brock

Elections Committee Report

Elections Committee Chair Ila Mae Robinson read the Elections Committee Report.

Old Business

HUD Fair Housing Investigation

POM said that the investigation is still in a holding pattern.

Greenbelt inspections

Removed from the agenda

New business

2022-2023 budget

Motion to approve 2022-2023 the budget for Operations and Reserve

Motion made by Dory Hethcote, Seconded by Paul Deemer

Discussion: None

Motion approved unanimously

Lot 175 fine appeal.

POM reminded the board that a lot was fined \$1000 and are appealing. Cecilia Jackson of Lot 175 said she submitted a letter and asked that the board read the board had read it.

This is where the lot owner is at a disadvantage when they do not attend the work shop. The board had already discussed this situation, and the lot owner's appeal letter thoroughly, at the work shop. Five board members were in favor of keeping the \$1000.00 fine in place.

The Lot owner did come to the board meeting, to appeal her fine. She stated that she did not know that she could not cut the greenbelt. However, it should be noted that ARC did check the lot file. She did sign the required greenbelt document, when she bought the lot on Nov. 10, 2021. That document describes rules regarding our greenbelts. As well as the sentence: Failure to verify vegetation concerns before removal of greenbelt may result in significant fines. It also includes a reference to CCR article 10.2a.

It is not lost on the board that the lot owner attended the board meeting to speak on her behalf.

Motion to reduce the fine.

Motion made by Tommy Brunetto Seconded by Dory Heathcote.

After much Discussion: By both the Lot owner and the entire Board of Directors.

Motion to reduce the fine to \$750.00

Motion made by Diana Newman, seconded by Ila Mae Robinson.

Ila Mae Robinson, Tashi Fonteyn, Paul Deemer and Diana Newman vote for.

Tommy Brunetto and Dory Hethcote vote against.

Motion Passed.

Break at 11:30

Return at 11:35

Complaint Laundry

No discussion. Discussed at the workshop.

No motion necessary.

Complaint lot appearance including tarp.

Jay asked about fining the lot. POM said I did not fine the lot. The person that owns the lot told me they were going to remove the tarp. But then they didn't. I brought it up to the owner, the owner said the tarp is still there. They said I will remove it the next time I am there. I held off on the fine. I work with whoever the person is, before I fine. I look at each individual lot. I assess the situation. Then if I feel it is appropriate, I fine. Diana said that the issue is about my lot, lot 85.

To make sure we are being wide open and honest, my understanding is that if something is in existence before a rule is made, that it is grandfathered in. I didn't have any problem removing the tarp. The problem was that I didn't remove the

tarp, when I was here the last time. When I assured Carlla that I would. I apologize to her for that. It is down now.

POM says it needs to be noted that just because something happened before a rule was made, it doesn't always mean it is grandfathered in. Jay said let's bring that up at a later date. The subject of grandfathering is something for the board to discuss as a separate issue. POM said when Keith Davidson was President here, there was a lot of stuff about things that were grandfathered or not grandfathered. She asks the board to work on it.

Robert Keith Davidson of Lot 147 said because his name was brought up in the discussion, he would like to say something. He said, I don't see how a person's ability to pay the fine, affects the fine. If you are going to assess a fine, the ability to pay the fine shouldn't be in there at all. Either the person violated the rule or they didn't violate the rule.

Noel Smith said Jay violated his own rule, for letting Robert Davidson speak. Jay said his name was invoked, by the POM. There might be a rule about that, too.

Complaint RE Trimming by Maintenance.

POM addressed this issue. It's going to put in the newsletter that if flowers are planted near the road they may be trimmed.

Barking Dog Complaint

There is a dog that barks for 5 minutes. It is not an issue after hours. POM has reached out to the owner.

Paul said, dogs will be dogs.

Loose Dog Complaint

The owner has been notified of the issue and will be fined if the issue repeats.

Loose Dog complaint Huckleberry gate

Owner said they fixed the issue with their gate and didn't need help. POM told them if the issue of their dog getting loose is repeated they will be fined. The dog was loose and approached another owner walking their dog in an aggressive manner. POM is going to fine the lot owner for an aggressive loose dog.

Loud Music at lot 243 complaint The issue of loud music is repeating. The lot owner has been fined and warned. It is happening again. The music was so loud while sitting on the deck the complainant couldn't hear the person sitting next to them. The lot in question is the same that has been an issue for months. The lot owner in question says they are not violating the city rules. They are violating the coast village nuisance rules. POM says Coast Village can have stricter rules than the city. There needs to be a mechanism in place to allow her to take care of the issue. Jay said there was a call in the April minutes to create a committee regarding noise. POM says there should be a specific rule. There have been 12 complaints in the last 6 months. Dory says the system should be 1st time investigation, 2nd time written warning, and 3rd time big fine. Jay said it is his opinion that if you can hear it from the street it is too loud. The rules and regs state: Excessive noise that disturbs multiple neighbors, is a \$100.00 fine. Diana said you do have the option to double the fine. Jay said your request that we do something more, is not falling on deaf ears. For now we have what we have, you can do that.

Transfer of money

Motion to transfer \$20,012.75 from reserve to the Operations Account. Motion made by Dory Hethcote, seconded by Paul Deemer.

Discussion: None

Motion passed unanimously.

Approval of Amendment to Amended and Restated Declaration of CC&R's

Jay said the lawyer went through and created a short amendment and read it.

Motion to accept the documents created by Vial Fotheringham LLP to address the Oregon State requirements on the Amendment to Amended and Restated Declaration of Covenants Conditions and Restrictions and Restated Bylaws of Coast Village Property Owners Corporation.

Motion made by Tommy Brunetto, seconded by Dory Hethcote.

Discussion: None

Motion passed unanimously.

Discussion of applications for the BOD

Already discussed

Lot 23 ARC Approval

Already discussed

Allowance for Donuts

Motion to grant an allowance of \$60 for the Activities Committee for donuts.

Motion Made by Tashi Fonteyn, Seconded by Tommy Brunetto.

Motion passed unanimously

Discussion: Diana said that the activities committee volunteers their time. Doing something that the entire community can participate in is a very good thing.

ARC Automatic Approval

Motion for Board of Directors to adopt ARC/BOD AUTOMATIC APPROVAL OF FENCE PROJECT. This form will be utilized by ARC and BOD only. The purpose of the automatic fence approval form was created to shorten the wait time needed to commence a fence project. All eight (8) criteria MUST be met in order for lot owner to continue with said project.

Motion made by Tashi Fonteyn, seconded by Dory Hethcote.

Discussion: Tashi read the document. Diana asked if we need legal advice on whether this form violates the CC&R's. POM said that previously during AWM they could approve one at a time whenever a board member could come to the office and sign the document. POM said that the process has changed over time, but it all comes down to the new process matching all of the same criteria. POM asked if the 4 ft. height was a setback issue. Glenn said that the 4' height is for emergency services access. The CCR's say prior written approval. Suggests that the new form come pre signed.

Motion passed unanimously.

Lot 26 fence approval.

Lot owner wants to make a dog run. It matches all of the qualifications.

Motion that the board approve lot 26 fence request.

Motion by Tashi Fonteyn, seconded by Dory Hethcote.

Discussion: None

Motion passed unanimously

Lot 81 motion for fine

Motion to fine lot 81 \$250 for excavation without board approval.

Motion made by Tashi Fonteyn, seconded by Diana Newman.

Discussion: There is nothing in the files to show where the property lines are. There was no application, prior to excavation. Dory says there is no reason this shouldn't be fined. Tommy said it sucks but should be fined. Tashi says she should have asked for permission, but she paid her fine. Diana said believe it or not I am not a fan of fines, But fines are necessary. As all HOA's have no other means for enforcing their rules.

Motion passed unanimously.

Greenbelt requirements

Motion to require membership to use only plants from the City of Florence plant list, natives, or drought tolerant species when replacing greenbelt.

Motion by Tashi Fonteyn. Seconded by Diana Newman.

After Discussion

Motion passed unanimously.

Motion to ask the Board of Directors to adopt the revised “original” ARC POLICIES & PROCEDURES document dated 2010.

Tabled until next meeting

Good of the order

Glenn Singley lot 150, Point of order on the fence request make sure it's signed by 4 members.

The \$60 donuts is similar to the \$25 of the board meeting donuts.

Changing meetings to have conversation at the end can be modified to match standard city council methods of request to speak forms.

Kathee Melahn Lot 23, on the list from 2009 there are number of plants that are on the watch list for invasive species, including Scotch broom.

Jerry Lowe lot 259, there are a couple of decisions that are concerning, the pool temperature, and the patio. The patio with a fire pit is a fire danger. The board should build a reserve for the sewer lines. There is already a place for people to hang out in the garden area.

Robert Davidson Lot 147 asks what the current balance of the reserve account. Jay responded around \$100,000.

POM responds to the idea that there is a fire pit. There is no fire pit. She has also had several requests for a seating area, out where no one is using the volleyball court. It will also give us a way to get those weeds under control. The pool is one degree lower at 89 degrees. The sewer is an on-going project in the works that has been inexpensive. It will not break us. If there was a disaster that took out the sewer, insurance would cover it. POM invites those with questions to join the finance committee.

Motion to enter executive session.

Motion made by Tashi Fonteyn, Seconded by Dory Hethcote.

Discussion: None

Motion passed unanimously.

Entered Executive Session at 1:05pm

Return from Executive Session at 1:40pm

No Motions. Discussion about a personnel issue

Motion to adjourn.

Motion made by Dory Hethcote, seconded by Tashi Fonteyn.

Discussion: None

Motion passed unanimously

Meeting adjourned at 1:41pm

The 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.

