

COAST VILLAGE REPORTER

August 2021

COAST VILLAGE PROPERTY OWNERS CORPORATION
131 Rhody Loop, Florence, OR 97439 (541) 997-3312
Office Hours Monday-Friday — 9:00 a.m.—3:00 p.m.

VOLUME 28 ISSUE 8

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August 2021 CVPOC President's Message

I want to first off thank all those who came out for our Annual Members Meeting on July 17th. We had 91 members there, which is a significant increase from years past and indeed a positive sign. I also want to apologize for some of the confusion that I was unable to keep completely under control and the difficulty in keeping some of the issues clear. We'll make some changes to next year's meeting, such as better speakers and/or a different venue to make it a bit easier to note any confusion and get things clarified before proceeding. I also plan to work more closely with those submitting motions to prepare them for presenting to a large voting audience. All-in-all even with the great number of motions on the agenda, we were able to address them all in a fairly short period of time. One of my major goals was that everyone who wanted to be heard had the opportunity to do so. I hope that I met that goal with each person who was there.

The next regular board meeting will be in September, as we are taking August off to make time for the board to have a training session. The training session is not a meeting and, therefore, will not be open to members not on the board. The BOD meetings are held on the third Saturday of the month that we meet at 10:00 am. For September that will be Saturday, the 18th. As long as we can meet in person the meetings will be held in the Rose Room of the clubhouse. Otherwise, they will be via the zoom meeting platform. The BOD workshops are held the Wednesday before the BOD meeting beginning at 10:00 am. These workshops will continue to be held via the zoom meeting platform and the information to attend these workshops will be on the website (<https://coastvillageflorence.com/>).

Have a wonderful summer!
Jay

A HUGE WELCOME TO OUR TWO NEW BOARD MEMBERS, TASHI FONTEYN AND TOMMY BRUNETTO!



NOTICES

- ◆ **Facility Hours:** Hours for the laundry room 24-7 with code, Clubhouse bathrooms—24-7. Clubhouse is open 8:00 a.m. — 10:00 p.m. Masks not required if you are vaccinated. 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 8:30 a.m.— 9:00 p.m. .
- ◆ Satellite Bath with code only.
- ◆ **BOARD MEMBER MEETING: No August Board Meeting, next meeting September 18, 2021 in the Rose Room at 10:00 a.m.**

Please see below the motions that were “passed” at the 2021 Annual Meeting:

1. Motion to approve the 2019 Annual Meeting minutes.
2. Motion to rescind the motion of 7/21/18 that the ARC and Board cannot add new rules or interpretations of the Greenbelt rules in the CC&R's and Eliminate the ARC rule that you cannot cut the height of your greenbelt when it surpasses 6' feet.
3. Motion to table and review the motion of defining foster and maintain in the CCR's for greenbelts.
4. Motion to protect the height of all evergreen trees and woody plants such as Rhododendrons within the greenbelts. They must be allowed to grow as high as they naturally grow. Only trimming when absolutely necessary to enhance the life of the plants. Plants such as Laurel and wax myrtle which naturally need trimming to keep them healthy and under control are exempt.
5. Motion to amend the motion from 2013 to “the ARC will not be allowed to grant further action without a plan to restore greenbelt”.
6. Motion to approach the City regarding a change to 10-29 for changing definitions for soft-top carports.
7. Motion to change the definition of junk vehicles to include an allowance of 30 days to make minor repairs of vehicles that are not running and unlicensed vehicles in good repair be allowed to be stored - this is not to change the rule in place but clarify verbiage regarding minor repairs and what qualifies as a junk vehicle.
8. Motion that all written complaints be kept confidential.
9. Motion to define and prohibit short term rentals as a rental less than 30 days.

Remember, these are only the motions that passed. Please view the motions on the agenda items for the Annual Meeting for full description of the motions.

There will be a change made in the Rules and Regulations to reflect the motions above where applicable.

Approved Minutes from 2019 Annual Meeting:

Coast Village Property Owners Corporation
Annual Membership Meeting
CVPOC Adult Lounge
July 20, 2019
Approved July 17, 2021

The meeting was **called to order** at 10:00 am by President Roger Emigh.

A **quorum was established** with more than 50 lot owners present, as verified by Pat Thompson.

No adjustments to the agenda were given, so the agenda accepted as presented.

The Annual Financial Report was read by the Accountant, Karla Holloway, who reviewed the financial statements and narratives that were provided to all attendees. Karla commended the management for managing and reducing water and sewer costs as compared to prior years.

Neighborhood Watch Presentation by Mike Nielson, Neighborhood Watch Coordinator for Florence Police Department. Larry Ames Lot 26 agreed to be the point person for our Village in developing a Neighborhood Watch program. Discussion ranged from cameras to private security to higher gates at the entrance.

Minutes from the July 21, 2018 meeting. A **Motion** was made by Christina Van Hook Lot 252 to dispense of the reading of the previous year's minutes, 2nd by Ted Hocker Lot 142. Motion **passed**.

The **Treasurer's Report** for July 2019 was read by Treasurer Jay Guettler. No discussion or objections.

The **Park Operations Manager's Report** for July 20, 2019, was read by POM Carlla Van de Vyver. The water project, sewage pump replacements, pool heater, maintenance items, purchases, and pump station on Manzanita. No discussion or objections.
2019 Annual Approved Minutes cont.

Committee Reports

Activities Report: Read by Elsie McKean. No discussion or objections.

ARC Report: ARC July 2018-June 2019. Brief summary was given by Roger Emigh. Roger resigned from the ARC after five years of service. No discussion or objections.

CC&R's & By-Laws: Read by Jay Guettler. Dave Woods Lot 43 asked a question about the use of electric motorcycles. Dave Yeager Lot 102 question about conjoining of lots. John Coates Lot 213 had questions about greenbelt language. Ted Hocker #142 questioned about control of greenbelt. Noel Smith Lot 261 had a question about not using the CC&Rs written by the law firm contracted to write our CC&Rs. Becky Lowe Lot 259 asked about work provided by Vial Fotheringham law firm. Ted Hocker Lot 142 discussed changes made to the CC&Rs after they were given to the BOD. Glenn Singley Lot 150 gave a statement about the CC&R revision process.

Greenbelt: Read by Noel Smith. No discussion or objections.

Break at 11:30 am. Resumed meeting at 11:55 am.

Facilities Management: No Facilities Management report. Park Operations Manager manages projects.

Call for Quorum by Ted Hocker, Lot 142. Quorum achieved.

Financial Management: Read by Jay Guettler, Treasurer. FY July 2018-June 2019. Review of the budget development process. Dave Yeager Lot 102 comment/question about the cost of the repaving of roads. Only \$100,000 has been budgeted in the 5-year plan.

Garden Committee: Read by Chair Vicki Dunaway.

Elections Committee & Introduction of New Elected Directors: Read by Pat Thompson. No discussion or objections.

OLD BUSINESS:

Motorcycles in the park pre-ballot poll results. Handled during a normal board meeting. Comment by Carlla Van de Vyver that overwhelmingly people do not want motorcycles in the park.

Motorcycles in the park new CC&R update. Roger Emigh comment that CC&R change was read earlier in the meeting with language that only allowed motorcycles in the park during Rhody Day Weekends.

NEW BUSINESS:

Motion by Glenn Singley Lot 150 to rescind a 2011 motion to not use secrecy ballots. 2nd by Dave Woods. Ted Hocker Lot 142 questioned about the effect on CC&R ballots. Noel Smith Lot 261 discussed secrecy ballots for the CC&Rs. Secrecy ballots will be used on CC&Rs. **Motion passed.**

Motion by Glenn Singley Lot 150 for CVPOC to use secrecy ballots for all director elections and other mailed-out ballots. 2nd by Dave Woods. Dave Yeager Lot 102 discussed the use of two envelopes required

for secret ballots. Glenn Singley amended the motion to include the use of two envelopes. **Motion passed.**
2019 Annual Approved minutes cont.

Motion by Carlla Van de Vyver Lot 22 to request that the Bylaws committee consider a change to section 5.9 to allow directors or their family members to provide paid services to Coast Village that are not in conflict with any director or officer-related responsibilities. 2nd by Ted Hocker Lot 142. Keith Davidson Lot 147 comments about the need for legal review. Discussion followed. **Motion passed.**

GOOD OF THE ORDER

Glenn Singley, Lot 150—discussed the issues of recycling within Coast Village.

Ford Despard, Lot 232--discussed greenbelt requirements.

Keith Davidson, Lot 147 provided a history of financial operations at Coast Village and how they are currently well-protected by the separation between our bookkeeping/CPA and the office operations.

Jay Guettler Lot 144--Reiteration of statement Keith Robertson

Larry Ames Lot 26--ask to use biodegradable (RV) toilet paper to protect our sewer system.

Bert Wheeler Lot 235 discussed the lack of capacity in bear-proof trash cans. Asking for increased capacity. Reminder that the bear-proof trash cans are not for general trash and should only be used for those that will not be in the park to put food debris out on the regular trash day.

Motion to adjourn by Ted Hocker Lot 142. 2nd by Carlla van de Vyver. **Motion passed.** The meeting was adjourned at 1:20 pm.



ANNUAL PARK OPERATIONS/MAJOR MAINTENANCE REPORT JULY 17, 2021

Dealing with the COVID issues in the last few months have been somewhat difficult. I was able to save money by shutting off heating services during the months the clubhouse was closed with the exception of the bathrooms. We also had less light usage there as well. We also used far less propane than anticipated over the months for the same reason.

Payroll costs were up due to overtime also due to the virus and the cleaning that was necessary to keep bathrooms, post office and laundry open. Our budget was also over for janitorial supplies.

All things equaled out, we did come out with a savings by fiscal year end so we are in the black and not the red by a small amount. With the PPP loan in place were able to avoid the extra assessment we had thought was necessary. We will continue to have increased costs going into the new fiscal year as products continue increase in cost and we still are mandated to use good sanitation protocols because of the virus. We are following state guidelines. We are also seeing a substantial increase in cost for diesel fuel and propane has also increased.

Maintenance Staff: There were no changes to staff, normal layoff for part-time staff.

We continue to have very positive feedback on the website that was created by Glenn Singley. You can now look at financial information and water usage on the website. There are also links to properties for sale. All of our newsletters, governing documents and updates can be found there. We also have a Coast Village Neighbors Facebook page which is utilized by many created by Donna Ruud.

22 properties have sold in this last fiscal year. The positive part of this, property values are up and most new owners are updating old dwelling units and making property improvements. This helps Coast Village maintain excellent property values which helps everyone.

REPAIRS AND REPLACEMENTS:

- Partial painting of Spruce Street Fence
- Repairs to Spruce Street Fence
- Replacement of gates at the SE corner of CV perimeter fence.
- Servicing and repair of pool pump
- Replacement of heater in the Satellite bath.
- Repair of trailer
- Replace tires on the large truck and trailer.
- Replacement of electric eye on east entrance gates.
- Sewer Line repair on Driftwood Lane. Replaced some sewer line and cleanout valves. Cleaned out all sewer lines in park of root balls and debris.
- Overall sewer line service for cleanout (done each year).
- Cleanup and repair on two sewer leaks
- Sand filter on pool cleaned.
- Survey of drainage ditch completed (every 6 months)
- On-going water repair/replacement project.
- Replacement of one blower
- Replacement of lawn mower
- Addition of internet service at the laundry room/post office.
- Asphalt repair of some pavement cuts due to sewer and water repairs.
- Coast Village entrance signs sanded and re-finished.
- Road signage repainted (this happens every summer)
- Garage door opener and hardware replaced.
- Trees impacting the satellite bath were removed.
- Tree removal from storm impact on CV streets.
- Flashing slow sign installed to assist in controlling speeding issues.
- Addition of speed signs (10 MPH) in some areas.
- Addition of one stop sign.
- Addition of keyless entry pads at the post office and laundry
- Purchase of washer and dryer for the laundry room.
- Purchase of industrial sewer cleanout machine to reduce outside costs due to blockage.

- Servicing of pump stations and electrical panel for pump station at Manzanita
- Pump repair on the pump station on Easy Street. The cover on this pump station will be replaced this summer.
- Purchase of small truck for maintenance work. (2020)
- Completed the East Side Electrical Project to replace 10 push-matic meter mains with 10 two hundred amp Siemens meter mains. 3 push-matic meter mains were removed and junction boxes installed for future use. New grounding systems for all panels were installed where panels were replaced. Circuits that are energized were identified and labeled. Tracer wire was installed where applicable. A savings of approximately \$1,044.00 per year will be realized from the work.

There is still the West side to complete. The bid is \$4,100.00. I am recommending we go forward. This will remove a CT meter can and two 200 amp panels. The feeder conductors will be removed and junction boxes installed if necessary. It will check on the ancient wiring and replace anything needed and the one box that has been hit will be straightened and wiring checked. Any live wires in the ground will be capped. Central Lincoln will be updating our main power main at the clubhouse this year (2021) this will not cost Coast Village a fee, and they have moved us up on the list since we are updating our panels in the park. We are continuing to have issues at the laundry and post office with vandalism of our keyless entry systems. Batteries are being stolen and the keypad backs are being pried off and damaged. We have created a metal barrier to prevent this, and now that barrier is being pried loose. After many hours of looking at the cameras we have yet to identify who is doing this.

We will continue our water project through the summer. It has been very slow progress in the area we are now working due to locating saddles and water line. There are no tracer wires there so it is a very careful dig. There will be some upcoming road closures in that area which we will try and keep to a minimum amount of time. We will continue to repair water line cuts. We have completed 228 lots. At this time I have made an agreement with the contractor to “drop in” when they have extra asphalt to address the cuts. This means our costs are less than half the cost of a “project”. We are using gravel at this point to fill in the gaps. At the entrance gates the metal portions of the entrance fence are in the process of being sanded and repainted. 10 trees will be planted in the fall of the year. Camera installed at stop sign on Rhody Loop and Castaway Cove.

Fines: Coast Village Assessed \$2,750.00 in 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.

There are some additional painting projects to be completed. Maintenance will be painting the shop and chemical storage shed.

Carlla van de Vyver
Park Operations Manager
July 17, 2021



No Weed Burning City code 6-1-4-5: No person shall ignite, attempt to ignite, kindle, maintain or allow to be maintained the following fires: (Ord. 15, 2011) E) A fire for the purpose of burning grass, hay or straw, tree limbs and trimmings. This includes burning weeds in your yard and concrete.

There is no brush pile burning allowed in Coast Village. Contained fire-pit fires for warming or cooking are allowed, but you must not leave a fire unattended for any reason. Please keep a hose nearby. Gas fire-pits are allowed, BBQ's are allowed.

ROSE ROOM

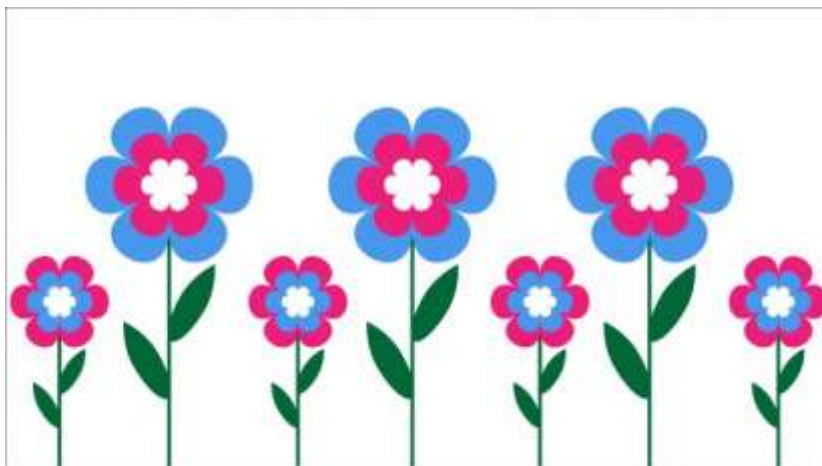
PLEASE DO NOT POUR ANYTHING WITH GREASE DOWN OUR GARBAGE DISPOSAL.

WE HAVE HAD TO CLEAN OUT THE ENTIRE LINE, AND IT WAS COMPLETELY FULL OF GREASE.

IF YOU HAVE PREPARED SOMETHING GREASY, LET IT COOL AND PUT IT IN THE GARBAGE PLEASE.

REMEMBER OUR PIPES ARE OLD AND WE WANT TO AVOID A COMPLETE PLUMBING MAKE-OVER IN OUR KITCHEN.

THANK YOU.



PRIVACY

Many times when we live in such a close quartered community we forget how important it is to give our neighbors their privacy.

It's great to be friendly, and wonderful to be neighborly however we must all remember that sometimes our neighbors want their own private time when they are in their yard, or on their porch.

Please be respectful



Annual Activities Report

July 2021

The Activities Committee consists of Elsie McKean, Linda Landini, Rachelle Emigh, and Nancy Brock. The Activities Committee is responsible for planning social activities and community service activities for owners and residents of Coast Village. Our Activities Fund balance is currently \$811.00. The committee made \$172.00 from the raffle that was held at the Barbeque on June 5th. We use our fund to buy coffee, creamers, donuts, raffle prizes, decorations, and any other items needed at the barbeque and potlucks that haven't been provided by Coast Village.

Our Coffee & Donuts event was resumed on Wednesday, July 7th at 10 am in the Rose Room. Activities Committee decided to only serve coffee once a month; on the first Wednesday of the month. The only food provided will be donuts; so if healthier options are desired, you will have to bring your snack. Until we have more input from the community and additional volunteers, this is all we can manage right now

Coffee & Donuts:	August 4, 2021	Wednesday	Rose Room 10 am
	September 8, 2021	Wednesday	Rose Room 10 am
	October 6, 2021	Wednesday	Rose Room 10 am
	November 3, 2021	Wednesday	Rose Room 10 am
	December 1, 2021	Wednesday	Rose Room 10 am

We created a Yearly Calendar that lists planned events. Some of our lot owners and residents didn't hear about the Coast Village "Welcome Back" summer barbeque held on Saturday, June 5th, so hopefully with a Yearly Event Calendar everyone will be informed. We will be asking for volunteers to help the Activity Committee members set up the Rose Room for events and for clean up after. Thanks to everyone that volunteers and attends, it makes Coast Village the special place it is.

Our next Coast Village Activities Committee Event will be an **"Ice Cream Social" to be held on Saturday, August 28th, 2021 in the Rose Room and Garden area from 2:30 to 3:30 pm.** A Flyer will be posted in the Post Office with a set-up and clean-up sheet for any additional volunteers to help the Activity Committee.

Additional scheduled events are:

Thanksgiving Potluck on Sunday, November 21st, 2021 from 2 to 4pm.

Christmas White Elephant Gift Exchange on Saturday, December 18, 20 from 2 pm to 5 pm; with the Raffle drawing at 3 pm.

Flyers will be posted prior to all events listing dates and times; I will also be posting sign-up sheets for set-up and clean-up volunteers. Our Activity Committee only has 4 members, so the brunt of the work falls on 1 or 2 people at every event. If anyone has suggestions, or would like to volunteer, please call the office or send me an email.

Thank you!
Nancy Brock Activities Chair

Spanish Stuffed Zucchini with Cheese

Servings 4

Author Albert Bevia @ Spain on a Fork

- 2 zucchini
- 2 tbsp extra virgin olive oil
- ½ onion, finely chopped
- 3 cloves garlic, roughly minced
- 5 oz fresh goat cheese
- 2 cups grated Manchego cheese (Cheddar also works)
- ½ tsp dried thyme
- 2 tbsp freshly chopped parsley
- sea salt & black pepper
- handful finely grated Manchego or Cheddar cheese
freshly chopped parsley

Instructions

1. Wash & pat dry the zucchinis, then cut the ends off each one. Then cut each into half lengthwise to end up with 4 pieces of zucchini. Use a spoon to scoop out the pulp from the zucchini, leaving a border at each end of about half an inch. Don't scoop too close to the skin. Reserve the pulp of zucchini that you scooped out. Season the insides of the zucchini with sea salt and place face down on a wire rack with paper towels underneath.
2. Heat the olive oil and add in the onion and garlic. After ~3 minutes, when the onion is translucent, add in the pulp of zucchini. Cook for another 5 to 6 minutes or until the zucchini pulp is translucent and moisture has mostly cooked off. Then add the dried thyme and season with sea salt & black pepper. Mix together and turn off the heat.
3. Crumble the goat cheese into the vegetables, add the grated cheese and 2 tbsp chopped fresh parsley. Mix everything together until well mixed and cheese is melted. It will have a paste-like texture. Set aside.
4. Remove the zucchinis from the wire rack and use paper towels to pat dry the insides of the zucchini to remove any excess water and salt.
5. Scoop the cheese mixture into the zucchinis, making sure to press down on the mixture as you add it so it's well compacted.
6. Transfer the stuffed zucchinis into a baking tray lined with parchment paper. Sprinkle the tops of each one with some grated Manchego or Cheddar cheese.
Bake in a preheated oven, 400° F, for about 15 minutes. Turn on broiler and briefly broil until the cheese starts browning and the mixture bubbles. Remove from the oven and let the stuffed zucchinis set at room temperature for 2 to 3 minutes. Top with more parsley if desired and serve.





Hi all y'all!

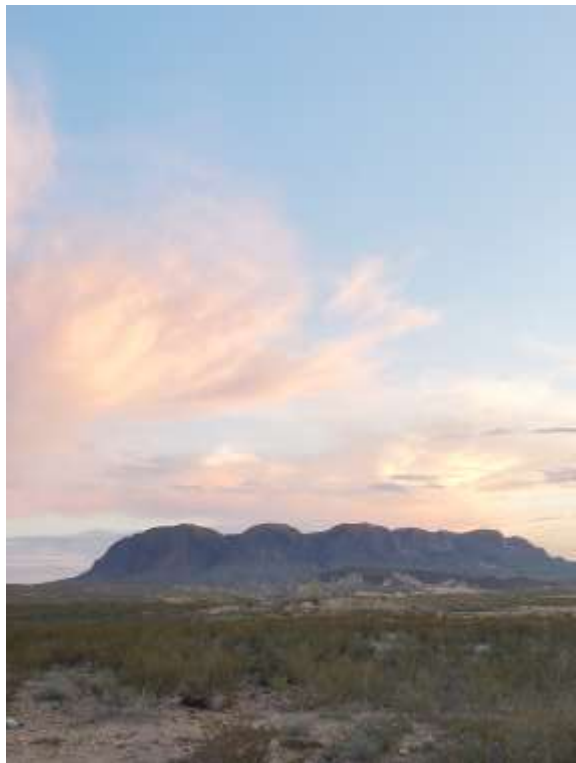
We're here in Texas and on our land. I know there are a lot of new people at Coast Village, and we can't wait to meet you! We are Kim and Michelle, property owners at Coast Village. Michelle used to work maintenance on the weekends there, and Kim was in the board for a bit and also the activities committee. Kim taught several of the villagers to play poker, but they're not very good, so, if they ask you to play you should definitely do it! (Ha ha!) Normally we travel around doing campground hosting, we spent the summer last year at Yellowstone. Right now we're in Texas. We own 20 acres here way down in the southwest of Texas near Big Bend National Park. Right now we're setting up an off-grid place for our rv.

Our first plan of action was to build a little metal shed. Those things have so many screws we just couldn't get it all done in a day. The Texas winds took it and blew it 200 yards away and into the desert. Michelle immediately went to work welding a new steel frame for it while I salvaged all the panels and parts that weren't too twisted. The frame it came with is in our junk pile. We got it up and we're storing things in it even though it's crumpled. If you were to take some aluminum foil and crunch it up, it's impossible to flatten it out again. So, we have a very crumpled shed, but we don't care. It has character.

We've also started on our patio/ramada/ outdoor living area. We dig holes three feet deep and concrete heavy metal poles in. We've gotten four poles in and one cross beam. That beam weighs 240 and is two old ladies for it up there, 15 feet in the air and Michelle welded it in place. And we didn't cuss once.

We miss you all! We're hard at work here, but we just try to work on the mornings. Tomorrow Michelle welds all day, so, I'm gonna work on making some trails for our buggy. I have fun doing that.

Love you!
Kim and Michelle



In the kitchen!!!

One-Pan Pasta with Chicken Sausage, Mushrooms, and Collards Recipe

This is a great dish for those of you learning to eat collard greens—but spinach or kale works too!!

This brilliant pasta dish cuts down on calories and clean up time in the kitchen. By cooking the entire recipe in [one pan](#)—including the noodles—the [pasta](#) starch thickens the cooking liquid, making a thick, rich sauce without butter or cream. Be sure to use a large, high-sided skillet so you can easily simmer and stir the pasta. We paired our pasta with chicken sausage, mushrooms, red onion, and collard greens, but you can substitute other types of sausage and vegetables. You can also use different shapes of dried pasta such as ziti, fusilli, or even linguine. (Skip the thin spaghetti or angel hair pasta, a thicker noodle works best here.) The whole dish comes together in less than 30 minutes and only needs a sprinkling of crushed red pepper flakes or a little grated Parmesan on top. If that wasn't enough to inspire you to try this dish, we'll give you yet another reason: The recipe (as written) is less than 500 calories a serving, so you can enjoy a hearty pasta dinner and still feel healthy. You can sub kale, turnip greens, spinach, or other leafy greens for the collards.

Ingredient Checklist

- 2 teaspoons olive oil 12 ounces fully cooked sweet Italian-style chicken sausage (such as Al Fresco), cut into 1/4-inch-thick slices 1 pound cremini mushrooms, sliced 4 cups unsalted chicken stock 1/2 teaspoon kosher salt 4 cups chopped, stemmed collard greens (about 3 oz.) 10 ounces uncooked penne pasta 1 cup thinly sliced red onion (from 1 onion) 1 tablespoon thinly sliced garlic 1 tablespoon red wine vinegar 1/2 teaspoon crushed red pepper

Heat oil in a large, high-sided skillet over medium-high. Add sausage and mushrooms; cook, stirring often, until browned, about 8 minutes. Add stock and next 5 ingredients; bring to a boil. Cook, stirring constantly, until pasta is al dente and liquid is mostly absorbed, about 15 minutes. Stir in vinegar, and sprinkle with crushed red pepper.





Replacement of old 1989 Water heater in the Satellite Bath!

NOTICE:

We have had a report of vandalism to a vehicle in the park on Horseshoe Bend. Please make sure you are locking your doors on vehicles and your home. There are a lot of transients in the Florence during the summer months and although we try to keep an eye out and ask non-owners wandering through to leave we cannot watch everything all the time.

NOTICE NEW E-MAIL ADDRESSES FOR THE OFFICE

PARK OPERATIONS MANAGER: POM@CVPOC.COM

OFFICE: OFFICE@CVPOC.COM

CARLLA VANDEVYVER: CARLLA@CVPOC.COM

NANCY BROCK: nancy@cvpoc.com

PHONE NUMBERS AND FAX NUMBERS REMAIN THE SAME AND ARE LISTED ON THE FRONT OF THE NEWSLETTER



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AFFORDABLE HOUSECLEANING: 541-991-3208 or 707-980-1477

Katie: cattmarks@yahoo.com

Need a Handyman? Please call Tommy Brunetto—215-817-7609
Tommy lives in the park at Lot 125. Yard work, chores—nothing too small.



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CLEANED, MOSS REMOVED?

NEED YOUR WINDOWS
WASHED INSIDE/OUT?

CALL LUCAS AND GINA!

541-601-9567



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- ELECTRICIAN—JON TRAIN 541-271 6869
- TREE SERVICE—JOSH JOHNSON 541-999-7989
- PLUMBING—VIKING PLUMBING 541-999-7174

What is a Straw Man Argument?

During the annual meeting, in the discussion about political flags, two different Coast Village residents in the audience suggested that unnamed people were trying to take away their right to display an American flag. The display of the US (Union) flag is not and has never been in question here, to my knowledge. It is not a political flag. It is a national symbol that is ***not owned by any political party***.



Unfortunately, some people are TRYING to politicize the American flag by pretending to defend it against some nonexistent threat. This is what is known in debate terms as the "straw man fallacy." In other words, you create a straw man (threat) so that you can knock it down and avoid the real issue.

The straw man argument -- accusing your neighbors of being against the US flag -- is disingenuous, divisive and deceptive. Please stop this kind of rhetoric.

— A Coast Village Neighbor



Creative Happy Hour!
Fridays, 4-6pm
Serene Abundance Studio
1790 Hwy. 101
Florence, OR 97439
541-590-3877
Ages 16 +
New & fun projects weekly!
Light refreshments served.

A promotional poster for 'Creative Happy Hour!' at Serene Abundance Studio. The poster has a black background with a wood-grain texture. The title 'Creative Happy Hour!' is in large, stylized red font. Below it, 'Fridays, 4-6pm' is in blue. The address and phone number are in yellow. The age restriction and other details are in white. There are two decorative icons: a yellow paint splat on the left and a paint palette with a brush on the right.

Post Office:

On Wednesday, July 28 there was an accident at the post office from a car going through the front wall. There was extensive damage to the front of the building, the post office boxes were compromised and other damage was done to the interior. No mail was available on the 29th, but as of the 30th mail will be available.

Although currently boxes will be setting on the floor, when the new boxes are installed they will be mounted on pedestals for ease of opening.

We are very happy no one was injured.



Association Communication: (Updated 1/27/21)

We now have space at our meetings for in-person attendance. We ask that you wear a mask if you have not been vaccinated. Remember, you can still communicate with the Board/ Association. You can either fill out an Action Request located at the office or email the Operations Manager. Action request forms are always available located just outside the office door in the clubhouse. If the decision or request cannot be handled administratively, it will be copied to the Board for discussion at a future Work Session. Then, if needed, it will be voted on at a future Board Meeting. We ask that any request for discussion at a Work Session or Board Meeting be submitted at least a week prior to the meeting with enough information for the Board to base a decision on.



Maintenance

If you have an emergency maintenance issue on the weekends you may call the Park Manager at (360) 521-8428 and we will do our best to assist you. If it can wait until Monday please call the office after 9:00 a.m.

All of the staff are here to serve you, please let us know if there is something we can do for you.

Our Maintenance Staff: Mikhail and Mike



Who to call for:

- Water leaks on your property & home: POM—360-521-8428 or Office 541-997-3312
- Water leaks near the road or common area: POM or office
- Fire: 911
- Injury or non-responsive person: 911
- Trespassers: 911
- Loose dog or threatening dog: Police 541-997-3515
- Wildlife (bear, cougar, coyote) notify POM
- Dog barking incessantly for hours, early or late disrupting sleep: Code Enforcement: 541-999-1714 and also notify the Office.
- Music or disruptive parties after 10 pm: 911
- Cars that don't stop at stop sign (take a picture if you can): POM
- Wellness check: Police 541-997-3515

If you think your question is not a true crisis, please wait until morning and notify the POM or Office.

If you have questions about removing brush, trees, foliage please check with the office. You may be referred to the GPAC but the office may be able to address your concern.

Questions about building an addition, garage, shed, fence: You will be referred to the ARC.

REMINDER

PLEASE DO NOT LET YOUR DOGS OUT WITHOUT A LEASH!

YOU ARE SUBJECT TO A \$100.00 FINE.

IF YOU ARE ALLOWING YOUR DOGS OUT AT ANY TIME TO GO TO THE BATHROOM, THEY MUST BE LEASHED AND YOU NEED TO PICK UP THEIR WASTE!

NO EXCEPTIONS!

MAINTENANCE TEAM (541) 997-3583

Carlla van de Vyver, Park Operations Manager

Mikhail Renner, Lead —Days

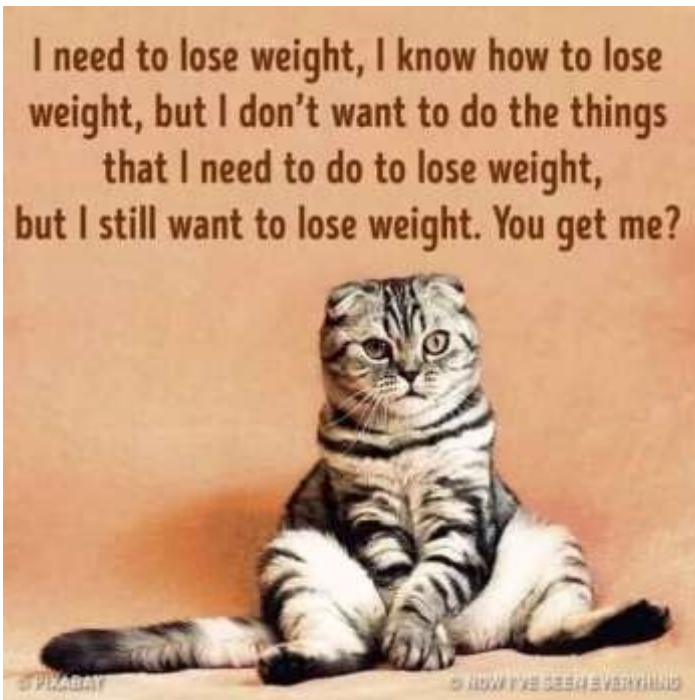
Michael Brady—Days

Ben Davidson & Robert Bishop—Days (weekends)

Dennis Barker—Janitorial Monday thru Friday

Remember to call the Park Manager on weekends if there is an issue.
360-521-8428

COMMUNITY CORNER



A huge thank you to the Activates Committee for helping with the food at the Annual Meeting. You guys are the best!!!!

Our bears are still in Coast Village, please bring in your bird-feeders at night and DO NOT FEED THE BEARS, because when they Become “problem bears” the game warden will destroy them.

Also right now there are a lot of rats running around do NOT put out poison as it will kill other things too. Just bring in the feeders.



AUGUST 2021

SUN	MON	TUE	WED	THU	FRI	SAT
1	2 Garbage 9 am	3 Brush 9 am	4 Coffee & Donuts Rose Room 10 am Rose Room Re-	5)	6 Water Shut Off 8 am to 1pm	7 Rose Room Re-served 1-8 pm
8	9 Garbage 9 am	10 Brush 9 am	11	12 GPAC Meeting Clubhouse 3 pm	13 Water Shut Off 8 am to 1pm	14
15	16 Garbage 9 am	17 Brush 9 am	18	19	20 Water Shut Off 8 am to 1pm	21 No Board Meeting in August
22	23 Garbage 9 am	24 Brush 9 am	25	26	27 Water Shut Off 8 am to 1pm	28 Ice Cream Social Rose Room 2:30 to 3:30 pm
29	30 Garbage 9 am	31 Brush 9 am				



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.

Garry & Patti Hunt
Terry & Karolynn Hiam
Vincent & Sharon Mauk

August 7th
August 27th
August 31st



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.

Owner/Resident **Emergency Contact Information**

Lot # _____

Owner/Residents Names: _____

Residents Names: _____

Owner's address: _____

EMERGENCY CONTACT: Name: _____

Relationship to you (friend, relative, other): _____

Address: _____

Phone: _____

Cell: _____

Email: _____

Name: _____

Relationship to you (friend, relative, other): _____

Address: _____

Phone: _____

Cell: _____

Email: _____

If there is any other information you feel would be helpful to have in your file please add it to the back of this page.
In the future if any of the above changes please let us know so we will be able to keep current with our information.

Coast Village POC, 131 Rhody Loop, Florence, OR 97439 Phone: 541.997.3312, email: office@cvpoc.com

Please fill out the above form and turn it in to the office.
It is important we have current information on file in case of emergency.



COAST VILLAGE BOARD OF DIRECTORS

Ila Mae Robinson, Director



Tashi Fonteyn, Director



Tommy Brunetto, Secretary



Jay Guettler,
President



Dory Hethcote, Treasurer



Diana Wolf-Newman,
Vice President



Paul Deemer, Director

COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETINGS - CVPOC - Rose Room
APPROVED July 17, 2021
Board Workshop, 10 am June 19, 2021
Meeting held via Zoom video chat

President Jay Guettler, Vice President Dianne Wolfe-Newman, Treasurer Dory Hethcote, Secretary Donna Rudd, Directors; Glenn Singley, Ila Mae Robinson, Paul Deemer,
ARC Committee Chair Mose Starkey
GPAC Chair, Pam Guettler
Park Operations Manager Carlla Van De Vyver

Members present: Joan Muir of Lot 241, Kathee Melahn of Lot 23, Tommy Brunetto of Lot 125, Pam Guettler of Lot 144, Tashi Fonteyn of Lot 77, Nancy Brock of Lot 218

The meeting was called to order by President Jay Guettler at 10:06 a.m., there were six members present. Quorum met.

Additions to the agenda

1. Dump Day
 2. Money Given back to activities Committee
- Executive session

Motion to approve the agenda with modifications. Made by Dory Hethcote. Seconded by Donna Rudd. Motion passes unanimous.

Motion: Motion to pass on reading the minutes from May 2021. Made by Dory Hethcote, seconded by Diana Wolfe-Newman.

Discussion: These minutes were approved previously by AWM.

Motion passed unanimously.

Treasurers Report

Treasurers Report was read by Treasurer Dory Hethcote.

Motion: Motion to Transfer \$13,892.50 from reserve to operations for the electrical project. Made by Dory Hethcote, Seconded by Ila Mae Robinson.

Discussion: None

Motion passed unanimously

POM Report

POM Report was read by POM Carlla Van de Vyver

ARC Report

ARC Report was read by ARC Chair Mose Starkie.

Motion to approve fence along Village Street for #2 Village Street. Motion made by Ila Mae Robinson. Seconded by Glenn Singley.

Discussion: None

Passed Unanimously.

Joan Muir of Lot 241 discussed if the R&R's allow members to get ARC approval if their greenbelt is deficient. Chairperson Mose Starkey explained that the greenbelt requirement isn't being enforced until a reasonable solution to this question can be found. The ARC doesn't believe it is reasonable to require a complete reconstruction of the greenbelt when a member wants to put a shed on their lot. Diana Wolfe-Newman brought up the new PPE's in which that rule is listed, she is going to discuss it in old business. Mose Starkey discussed the PPE and how it is a work in progress.

GPAC Report

GPAC Report was read by GPAC Chair Pam Guettler

Motion to approve Paul Strout and Pam Guettler to be co-chairs of GPAC. Made by Dory Hethcote. Seconded by Glenn Singley.

Discussion: None
Passed Unanimous

Elections Committee Report

The Elections Committee Report was read by Committee Chair Ila Mae Robinson. Jay Guettler asked for a description of the upcoming elections process. Ila Mae Robinson explained next steps and dates.

5 Minute Break 11:01am
Meeting resumed 11:07am

Motion Database Follow-up

Motion: To rescind motion of 2/21/15 referring to stop sign. Made by Glenn Singley. Seconded by Dory Hethcote

Discussion: None
Motion passed unanimously.

Motion: Motion to rescind motion of 3/18/15 regarding speed bumps in parking lot. Made by Glenn Singley. Seconded by Dory Hethcote.

Discussion: None
Motion passed unanimously.

Glenn Singley said that motion database follow-up can be removed from old business on future agendas.

Complaint Form Process

Motion: Motion to approve the revised Policies and Procedures complaint form. Motion made by Glenn Singley. Seconded by Paul Deemer.

Discussion: Joan Muir of Lot 241 requested viewing the document language regarding the one year limitation. POM says the document will be available in the office
Motion passed unanimously.

GPAC Statement

Greenbelt PAC will care of all greenbelt issues brought to the office and ARC will continue solely with construction issues.

ARC Statement

The current ARC and P&P can be found under governing documents on our website.

Discussion: Diana Wolfe-Newman read from the second paragraph of the P&P's. She believes that the 30 day requirement for restoration of greenbelt needs to be removed. ARC P&P proposal Procedures for the application Section 4 - Review Greenbelt. *"No application will be approved by the ARC unless all greenbelt areas are in proper condition or are actively being restored. Any project affecting greenbelts will be required to restore the greenbelt to the standards state in Title 10-29.2 within 30 days of completion of the project."* Glenn Singley asked if the issue was the timeline of 30 days, and if so should the board revise the timeline to a longer period. Jay Guettler said he would like to allow this discussion more time by having it in a Board Workshop instead of at a Board Meeting. Glenn Singley believes it would be better to put it off until after the Annual meeting to allow for membership input. Mose Starkey doesn't think 10-29 includes the greenbelt timeline and discussed how the city doesn't believe they have any control in Coast Village. Tashi Fonteyn, Lot 77 believes it could be productive to invite the landscaping management of the City of Florence or the Horticulture department of OSU to come give advice on the greenbelt. Nancy Brock, Lot 219 has reviewed 10-29 and it doesn't have a 30 day deadline, she agrees with Diana Wolfe-Newman and thinks that portion should be removed. Jay Guettler believes the verbiage came from the old P&P's that was left intact in order to help refine the language. Mose Starkey says that the issue is partially with enforcement.

Motion: Motion to strike "within 30 days" from the ARC P&P Proposal Procedures Section 4 - Review Greenbelt. Made by Diana Wolfe-Newman. Seconded by Dory Hethcote.

Discussion: None
Motion passed unanimously.

New Complaints

Jay Guettler read a Letter from June 5, 2021. Jay wrote a response and distributed it to the board for review. Nancy Brock discussed how the CV office has a lack of documentation regarding dangerous trees. More documentation would help with such issues. Glenn Singley said the board needs to discuss the future of Coast Village. POM discussed how the majority of the shore pine in CV are reaching the end of their lifespan, and that the more of them that are removed makes the others vulnerable. POM discussed how when members remove trees they often replace them with tiny bushes. Joan Muir, Lot 241 stated that membership should be allowed input in the definition of a Mission Statement so it should be an agenda item on the Annual Meeting. Jay informed Joan that she can fill out the agenda item form and have it added to the annual meeting.

Speed Bumps

Motion: Motion to purchase one Traffic Calm speed indicator sign and five brackets. The cost shall not exceed \$2000.00. Motion to be made by Dory Hethcote. Seconded by Glenn Singley.

Motion passed unanimously.

Gate Break fine for Lot 257

POM discussed the damage to the fencepost.

Letter and request for fine removal or reduction from Terri Milligan Lot 157

Motion: Motion to have POM give letter to owner of lot 157 outer drive giving owner 30 days to create an effective barrier to keep the dog contained. If satisfactorily executed, then reduce the fine to \$50. Motion made by Dory Hethcote. Seconded by Ila Mae Robinson.

Discussion: None

Motion passed unanimously.

August Meeting Cancellation

Motion: Motion to cancel August's Board Meeting and Workshop. Motion made by Paul Deemer. Seconded by Glenn Singley.

Discussion: Ila Mae Robinson asks if cancelling the meeting will affect the new members learning curve. Jay Guettler mentioned that the board had previously discussed a training session for new board members. Jay would like to do that in August, but not necessarily at the time of the board meeting. The new board member training session will be scheduled at a later time.

Motion passed unanimously.

Dump Day Limitation

Motion: Motion to give POM full discretion on Dump Day limitations and additional fees. Motion made by Diana Wolfe-Newman. Seconded by Ila Mae Robinson.

Motion passed unanimously.

Money to be given back to Activities Committee.

No action required

Trees in the greenbelt

Motion requiring owners to replace a tree removed from the greenbelt with a drought tolerant tree species such as fir, or those trees on the approved city plant list (4 ft minimum), as close as possible to the removal site. This motion does NOT give people permission to cut the trees in their greenbelts. All current processes must be followed. This does not change that. It simply adds the requirement that when a tree is cut, it must be replaced with a drought tolerant tree. Motion made by Diana Wolfe-Newman. Seconded by Dory Hethcote.

Motion passed unanimously.

Good of the Order

Ila Mae Robinson discussed a letter of complaint and asked if indeed 7 trees were removed. POM says that 2 trees were removed near the restroom. 2 trees each were removed by two lot owners on Horseshoe Bend. One tree was removed by POM near 149 Outer Drive`

Executive session started at 12:43pm

Returned 1:36pm

Board discussed committee processes.

Glenn Singley asked if the Annual meeting will be online or in person. POM stated that only two people requested to attend online. Ben Davidson Lot 147 asked if the meeting is in person will Covid-19 procedures be in place, masks and distancing etc. Paul Deemer said that it doesn't make sense to request a vaccine card. POM says that we can't require presenting a vaccine card. Glenn says that the vaccine isn't a guarantee against infection with the new variants and people are being loose with the gathering. POM, Jay Guettler and Ila Mae Robinson will come up with procedures for attendance to the annual meeting.

Adjournment

Motion: Motion to adjourn. Motion made by Diana Wolfe-Newman. Seconded by Glenn Singley.

Discussion: None

Motion passed unanimously.

TREASURER'S REPORT FOR JULY 17, 2021

Current funds:

Operations:	\$ 88,112.87
Reserve:	\$144,295.99
Petty Cash:	\$ 200.00
<u>TOTAL FUNDS:</u>	<u>\$232,608.86</u>

Coast Village received a dividend check of \$1,649.00 in July as a result of our excellent workplace safety record. This is 45.76 percent of our standard premium. There was an increase in policy of \$13.54 effective July 1, 2021. This increase is a standard increase and not reflective of Coast Village's safety record.

All A/P are current and up to date.

Motion to transfer \$1,399.00 for electrical project.

Motion to transfer \$530.00 – Maintenance for shop. Purchase of new garage opening system.

Motion to approve West side electrical upgrade.

Dory Hethcote
Treasurer

Do you have someone that you would like acknowledged in our newsletter that provides the gift of service to another? Please let the office know.

This month I would like to acknowledge three of the people who are always reaching out to someone else to provide a service or kindness.

Jay Guettler
Paul Strout
Elsie McKean

From my place in the office I have the privilege to observe some of the things these great CV neighbors do. I just want to say thank-you.



There was a small fire on the west side behind our perimeter fence on Tuesday the 27th in the wooded area. The fire department and police were called. Some transients were camping in the woods.

Be sure if you hear activity in that area to call the police. They will come and move them out of that area. Be aware!

This time of year we have an increase in transients moving through our town.

1. No reason to be afraid
2. Do be aware
3. Call the police if you think something is wrong
4. If you feel there is a fire, call 911

