

COAST VILLAGE REPORTER

FEBRUARY 2019

COAST VILLAGE PROPERTY OWNERS CORPORATION
131 Rhody Loop, Florence, OR 97439 (541) 997-3312

VOLUME 26 ISSUE 2

Board of Directors 2018-2019

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Hours of Operation
Maintenance staff on premises
Mon - Fri from 7am - 4:30pm
Available 24/7 for
park maintenance emergencies
(360) 521-8428

Website:
www.coastvillageflorence.com

President's "Rant"



Greetings all you of you! As you may have guessed, I am a winter steelhead and you can call me "Big Red". I recently had the pleasure of spending a few days in your Munsel Creek trap, not a bad place to 'chill' but I sure was happy to be released downstream towards the Siuslaw river. Now, before my powerful 36 inch, almost 20 pound body has you rushing off to BiMart for stronger leader, perhaps I should share a bit of my life story. Given my age and so many years spent in the ocean, some of it's a bit fuzzy but I'll do my best.

Despite my beautiful adipose fin, my life actually didn't start in the gravel of a small creek. That is where my parents, "Chromer" and "Little Red", were swimming towards, hoping to get 'busy' in the gravel of Whittaker Creek, but they swam right into your STEP trap up there. Not much fun but I'm sure they had lots of company in there and suddenly one Thursday, they were pulled out, admired, squeezed, poked, stripped of their eggs and milt and then carefully released back downstream into the creek.

Suddenly, I am a fertilized egg in a tray in your little Munsel Creek hatchery but not for long, as I was soon moved, with about 80 other eggs, to an aquarium located in an elementary school classroom in the Florence area. I can't remember much but the water temperature was perfect and even before hatching, I was being admired by many smiling young faces. Weeks later, as a free swimming fry, those same wonderful children provided food
Cont. pp 2

NOTICES

- ◆ **Facility Hours:** Hours for the laundry room, Clubhouse bathrooms—24-7. Clubhouse and mailroom are 8 am-10:00 pm. Satellite Bath With code only.
- ◆ **BOARD MEMBER MEETING: March 16th.** No February BOD meeting will be held.
- ◆ **Pool is CLOSED for the season.**

and monitored our aquarium to ensure all my brothers and sisters were happy and quickly growing. The STEP volunteers, teachers and children of the egg-to-fry program are the best!

Next thing you know, we're all in a 5 gallon bucket, then the back of a truck getting sloshed all around and eventually I'm in a dixie cup at the Munsel Lake boat launch, the children are trying to kiss us and swoosh, I was free swimming in a big beautiful lake full of danger. I stayed in the lake for a year or 2, avoiding wedding rings, night crawlers and power bait (yuck), and eventually I made my way down Munsel creek, down the Siuslaw (past all those cormorants and seals) and into the ocean, where I have been eating, growing, swimming, and I think a few times, I even came back and tried to make it to the lake to spawn. I must be 6 or 7 years old, not really sure, whose counting anyway.

Not really sure what I'll do now that I'm back in the Siuslaw river, but any of you fishermen feeling good about your 10 or 12 pound leader, remember that my parents were headed for Whittaker creek and who knows, maybe I'll just wander up there and see if I can find a nice native hen making a redd...

Tight Lines! Big Red

Roger Emigh, President

Last year we had two trees die at the entrance to the park. I would like to replace those trees with something else. Please give me your input on what you would like to see placed there.

New trees? Rhodies? It will soon be time to plant and I thought it would be a good thing to have input from those of you who live here.

Please contact the office with your thoughts.

If you think we should not replace anything, let us know that also.

Do you have ideas to make our entrance more attractive? Let us know.

We often hear of "grumblings" at the office regarding small things, please let us know if we can do something different that you feel would improve our service to Coast Village. Try and make your suggestions positive because this is not a request for everything you might not like, it is a request for your input to promote an improved community.

Also please give your input on if you would like Friday workshops before a board meeting reestablished.

Carlla

Munsel Creek

For those of us afflicted with “steelhead fever”, this is such a special time of year. And catching them on a smaller stream, with rocks, rapids, slippery bank access, and trees/snags, that’s fishing.

One of the things I love so much about winter steelhead fishing is that after I catch one, it often feels like a dream. The hours of prep, hours casting and watching my bobber, dozens and dozens of ‘bobber downs’ that are not a fish. (“when the bobber goes down, set the hook like you are trying to break the rod.”). Then, once in a while, something really big in the swift greenish water pulls back hard, like it did for me last Saturday, and I go into that dream state- processing input, making adjustments (like not slipping and falling into the river), and doing things so fast there isn’t time to think, just react. And then, for about an hour afterwards, I still wonder if it really happened or was just a dream.



Which brings me to Munsel creek and the Munsel side channel that pass through Coast Village. You may have heard (perhaps even later in this newsletter) that coho and steelhead occasionally pass through Munsel creek, trying to get into Munsel Lake. These are, for lack of a better description, an occasional ‘side effect’ of the Florence STEP groups ODFW authorized educational programs.

There are development restrictions along Munsel creek and the side channel to protect migrating fish- the coho salmon migrating in the Siuslaw river. Because the Siuslaw supports an important run of threatened coho salmon (the largest south of the Columbia), all the tributaries flowing into it, large and small, must be protected to keep all the existing filtering and run-off slowing things in place (trees/plants/vegetation....). This protects the water quality in the Siuslaw, something very important to the entire ecosystem.

Operations Report—February 2019

Water bill for December is \$9,059.93.

Work on Manzanita continues. There were several issues on the street finding water lines. We are moving one water turn-off out of the middle of a drive. Our holes have had to be deeper so during heavy rain I have suspended digging due to safety issues.

I have added cameras to Driftwood at Rhody Loop to review people who are running that stop sign. (Both at Rhody and Driftwood). The other cameras have been removed for the time being. They will be reinstalled at a later date.

In interaction with our attorney regarding 37 Easy Street I am informed that because CV assessed the \$150.00 prior to the bankruptcy auction they are not legally responsible to pay that fee so we will not recover the \$150.00 from that lot owner.

Most people have signed the liability waiver requested by CV. There was some misunderstanding regarding exactly what it meant. Our attorney has advised that the Board has the authority to make reasonable rules and regulations regarding the use of common area. Questions are happily answered if you check in at the office regarding this matter.

A sewer pump for ground water in our parking lot has failed. We are waiting for a date from the electrician to replace and wire in a new pump. Meanwhile we will probably experience a small amount of flooding in the lot until it is resolved.

The doors in the office and outer door have been repaired.

The showers in the main clubhouse need to have some work done on them. The Board approved the expenditure at the January Board meeting. The showers are used year round. They are used multiple times per day, every day. So far the showers in the satellite bath are holding up and are configured differently so fixing them won't be as complicated as the ones in the clubhouse.

I have placed a poster in the post office with a photo of our latest sewer pump issue. This is the 3rd time we have had pump issues due to adult diapers/and or dog pads freezing up our pumps. Luckily we were able to identify this issue before it destroyed a pump. We were able to pull the pump, disentangle the adult diaper and clean the pump so it returned to a normal working cycle. My hope is that by putting a photo in the post office whomever is continuing to dispose of these items down our sewer will stop. These items can be bagged and put in the garbage, so hopefully this will help get the word out. We have spoken about this in the newsletters multiple times without improvement of the situation. Our pumps have almost doubled in price so this is a serious issue.

The office has been receiving multiple complaints regarding their neighbors that have to do with dangerous trees, broken limbs on trees etc. We are advising those people to send a registered or certified letter to their neighbor to request they resolve the problem.

I have been receiving articles in the mail accusing me of embezzlement. I would ask the BOD to address this in a letter to owners to be placed in the February newsletter requesting that whomever is responsible stop harassing and wasting the time of office staff. People might consider this some sort of sick humor, but it is not. It is harassment pure and simple.

Lane County has informed me they will be in the park the first two weeks of February looking at properties and reassessing property values. Our common ground had taxes raised last year and we have made no further changes or improvements so I don't expect an increase for that. The County will also be assessing individual properties in the park, so you may have staff from the County on your property. I believe we are currently being

over-taxed on our satellite bath and have requested a review from the County on that piece of common property.

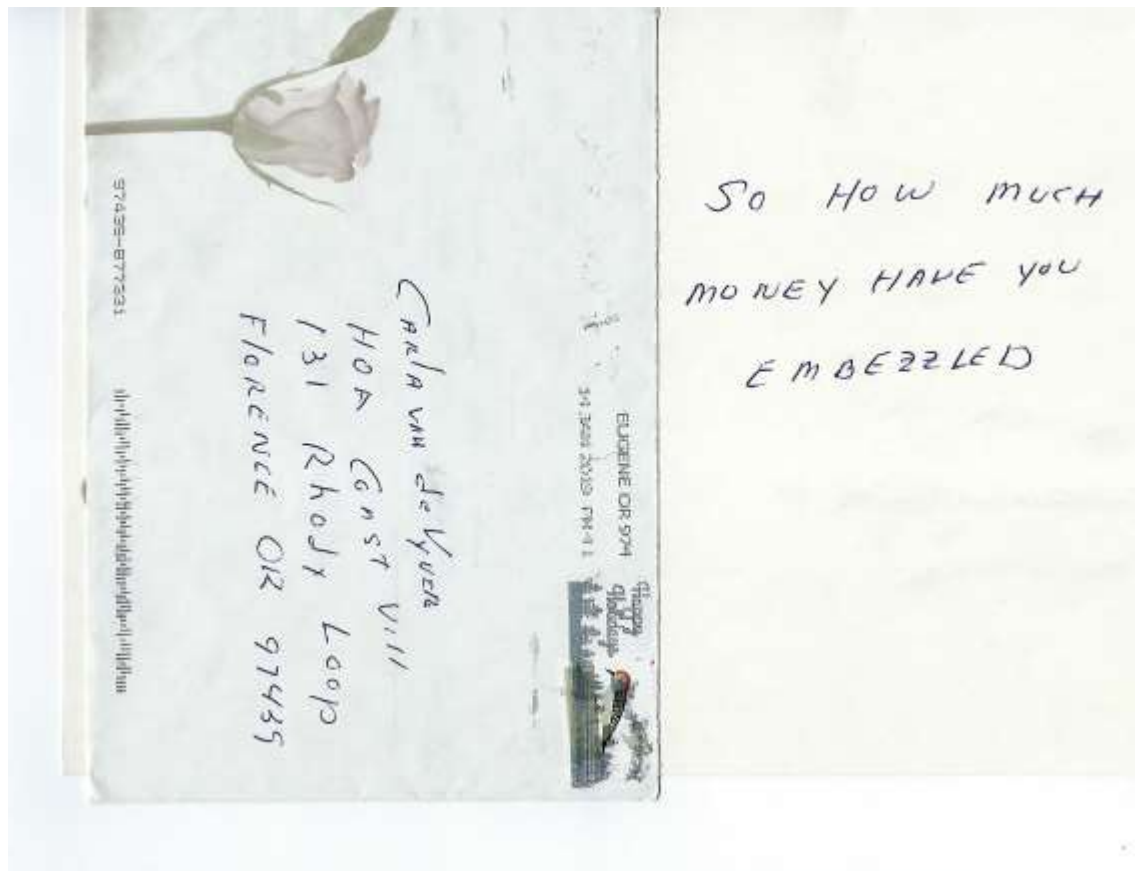
Roof: We had All-Creations come in and make some minor repair on our clubhouse roof. We were not leaking, but some insulation had come loose. It is repaired now. A huge thank you to Ila Mae Robinson for noticing the problem and reporting it to the office.

Carlla van de Vyver
Operations Manager

NOTICE FROM CV BOARD

I was recently talking with our CVPOM who shared with me a card she was sent that implies hatred and threat and sets up Coast Village as a community that is ugly, bigoted, and scary. These tactics of threatening phone calls, letters, hurtful gossip effect us all. At any moment any one of us could be targeted and choose to hunker down , minimize the damage done to us in order to stop the violation thus empowering the violator. I have been stalked, threatened and violated. I will not tolerate this in the community I love and want you all to consider that form of violation and bullying will not be tolerated. If you feel you need your complaints to be heard then do it in a mindful way with the necessary evidence but in a non-biased, non-threatening manner. Your actions are hidden, unsubstantiated, and are scare tactics that you hide because you know this is the wrong way to address an issue. Be accountable for your thoughts and deeds.

Dory Hethcote BOD
Director.



COMMUNITY

This and That

— C.E.R.T. — Community Emergency Response Team —

The C.E.R.T. program was started in 1933 and is about community readiness in the face of disasters. This is also a program that is energized and wanes depending on the people involved and whether or not there has been a recent memory of a disaster situation. We actually have a C.E.R.T. room here at Coast Village, but it hasn't been active in many years. If you are interested in participating in a rebuilding effort for our team here at Coast Village, contact Jay Guettler at jguett@gmail.com.



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



The Wall Is Coming (No, Not That Wall) A three-quarter scale replica of the Vietnam Veterans Memorial Wall with an associated Mobile Education Center is coming to Florence.

The wall will be constructed at Siuslaw High School at 2975 Oak Street, and will be on view April 4th through April 7th. The Wall replica is 375 feet long and stands 7.5 feet at its tallest point. It is constructed of synthetic granite and is engraved with over 58,000 names. Like the original memorial, visitors can do name rubbings of individual service member's names.

The Vietnam Veteran's Memorial Fund is the nonprofit that is bringing the display to Florence. Sponsors include Spruce Point Assisted Living, the Elks Club and local veteran's groups.

If you would like to help prepare for the memorial, they are looking for volunteers and food donations. An account has also been setup at Banner Bank for money donations.

A Sheriffs Auction will take place on February 21, 2019 for the property located at 84 Manzanita. The Auction will take place in Eugene Oregon.

After the Board meeting on January 16th the volunteers who sort our recycle requested BOD member or any other interested parties at the meeting step out side to view what they are dealing with. Owners are still putting plastics, food products, plastic sacks etc. into our recycle.

PLEASE STOP DOING THIS!!!!

If you have any questions about what can or cannot be place in recycle please check in at the office.

There were some questions about the BOD "meeting" "off the agenda" This was a simple request by our volunteers to "view" what's happening. Thank you to the Board members for stopping to get a first-hand look.

THE CAT'S MEOW

Blooper the cat!



Cats have highly developed senses. Cats can detect higher frequencies of sound than dogs or humans. They have an excellent sense of smell, superior to humans and they can see better than us in dark and dim light!

Cats are expert hunters. Cats hunt alone - in the wild they'll spend 6-8 hours a day hunting. They can hear the high pitched frequencies used by small rodents and their whiskers or 'vibrissae', are highly sensitive to vibrations, helping them to detect prey.

Cats are agile. Cats have powerful, tightly controlled muscles and fast reflexes that allow them to move quickly and gracefully. They are skilled at running, jumping, climbing, and stealthily stalking prey.

Cats use a range of methods to communicate. Communication sounds include purrs, 'meows', trills, chirrups, growls, yowls, and hisses. They also **communicate visually using different body postures** as well as visual markers such as scratch marks or the deposition of faeces.

Cats are independent. Survival is a solitary affair for cats; they are self-reliant for food, shelter, grooming and territory defence. **They can be social but prefer to choose their own companions.**

Cats love cat naps! Domestic cats sleep for 12-18 hours a day! Sleep allows energy resources to be replenished so is vital for a predator that needs to be ready to hunt whenever it detects prey.

Cats are playful. Cats are intelligent and need both mental and physical stimulation. Play is important as it improves motor skills, provides brain training and encourages social behavior.

Cats are territorial. A cat's territory is an area that is defended, aggressively if required, against other cats. They use a range of methods to mark their territory, including scratching, spraying urine and depositing feces.

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of Florence
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www.absolutelyreliablecatsitting.com



Coast Village HOA Customer Only Special Rates

All 120 gallon tank rental = \$40.00 per year

Oregon State fire marshal fee = \$50.00

Suburban Propane labor to change out = \$45.00; includes safety systems PSI test value @ \$90.00.

Special price to be \$.30 cents over Coast Village.

Please Note: All new installations with new gas line to be billed out at \$230.00 plus \$40.00 rent per year and \$50.00 Oregon State fire marshal fee.
Price per gallon will stay the same.

Please call the General Office @ Suburban Propane: (541) 344-2283.

Email: skreidler@suburbanpropane.com - Attn: Shelby

Maintenance

Our Maintenance Staff: Mikhail, and Mike

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.

If you are planning on a weekend visit and need your water turned on, please advise us during the week so the water can be turned on Friday prior to your visit. If you do not notify us you may not have water for the weekend you are here, or you may be charged if maintenance has to be called in.

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



There are scientifically proven health benefits of fostering cats and kittens.

- Lowers the risk of heart disease
- Purring helps heal bones, tendons and muscles
- Reduces stress and anxiety
- Better sleep

OREGON COAST HUMANE SOCIETY
541-997-4277

HELP ANIMALS
WITHOUT A HOME
WHENEVER YOU
CAN.



MAINTENANCE TEAM

(541) 997-3583

Carlla van de Vyver, Park Operations Manager

Mikhail Renner, Lead —Days

Richard Brown—Days

Michael Brady—Days

Dennis Barker—Janitorial Monday thru Friday

Remember to call the Park Manager on weekends if there is an issue.

360-521-8428

COMMUNITY CORNER

Architectural Committee Tips

A reminder to everyone that if you are planning on making additions to your home or lot, you need to check with the Architectural Committee to see if you need to obtain a permit. Generally a permit is required if you are planning to add any type of addition that would change the coverage of the lot.

Remember you could receive a fine from the City if you build without appropriate authority.

The **Greenbelt Committee (GBC)** is here to help lot owners maintain and/or rehabilitate their greenbelt (that is required on both sides and the rear of each lot) by providing advice, labor, and in some cases plants that will work well to fill in a struggling greenbelt. If you would like some help, please contact the office or email cvgbc1@gmail.com. You can also contact Gene Vandevyver at Slager300@yahoo.com. Gene is the new Chairman of the Greenbelt Committee.

Report from the Garden Committee

Certainly everyone is enjoying the spring-like weather here in Florence, and thoughts are already turning to gardening and planting among those of us who have caught the bug.

The Garden Committee met for the first time on January 21st, where we learned that ALL of the existing garden beds have now been spoken for by individuals. The only community beds will be the herb bed and the strawberry beds, and people are assigned to care for those this season.

Last year we had some sad instances where some community members came and picked very heavily from beds labeled as shared beds (with the green posts). Because of that, and since all beds are assigned, this year harvesting from the garden beds will be limited to those who are cultivating and maintaining the beds. There may be some exceptions. For instance, people are welcome to harvest small amounts from the herb bed (the center one as you exit the clubhouse doors next to the computer). And we may have snow peas on the fence again that anyone can harvest, in reasonable amounts. Watch the newsletter for updates.

We also expect to have some excess produce from the garden as the season progresses. We haven't decided yet how to go about sharing that. Stay tuned. We may ask interested folks to sign up for an email list.

In case you're wondering about the new infrastructure in the garden, my husband Charley built very nice cold frame for starting and growing plants in during the cooler months. We also transplanted our dual composters down here from our place in Depoe Bay.

Ila Mae renovated both strawberry beds, so with any luck there will be more strawberries available this year. Other gardeners have been busy working up their beds and getting them ready for planting.

If someone who hasn't signed up yet really wants another bed, it may be possible for you to build your own. There's space for one or two more. Contact me (see front page) or Carlla if you want to add a bed.

Enjoy these gorgeous days, but the rain is welcome, too!

Vicki Dunaway

February 2019

SUN	Mon	Tue	Wed	Thu	Fri	Sat
					1 Water Shut Off 8 am to 1pm	2
3	4 Garbage 9 am	5 Brush 9 am Chair Yoga 10 am Quilt Guild 2-6 pm	6 Coffee Klatch 10 am Craft Day 11-3 pm	7 Chair Yoga 10:00 am Quilt Group 12-4 pm Bingo 6:30-9 pm	8 Water Shut Off 8 am to 1pm	9
10	11 Garbage 9 am	12 Brush 9 am Chair Yoga 10 am	13 Coffee Klatch 10 am	14 Chair Yoga 10:00 am Private Party 12-4 pm ARC 4pm Texas Hold'Em 6:30	15 Water Shut Off 8 am to 1pm	16
17	18 President's Day Holiday Dump Closed	19 Garbage 9 am Chair Yoga 10 am	20 Brush 9 am Coffee Klatch 10 am	21 Chair Yoga 10:00 am Quilt Group 12-4 pm	22 Water Shut Off 8 am to 1pm	23
24	25 Garbage 9 am	26 Brush 9 am	27 Coffee Klatch 10 am	28 Chair Yoga 10:00 am		



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Here's to celebrations! Happy Birthday!

Gerry Lowe February 4th
Gloria Wood February 17th
Diana Phillips February 18th



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

No one got married?

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.



Please remember if you have someone staying with you long-term we need to have contact information in the office.

You cannot “rent” out rooms, or dwellings without filling out the rental information forms at the office. You will be subject to fines if you do not follow the rules.

We have a quite a few new owners in the park. For those of you who are new, we encourage you to attend at least one Board meeting to see how the HOA functions.

Here are some photos you may enjoy of our Board—hard at play!

Vicki Dunaway BOD



Pat Thompson BOD



Jay Guettler,
Treasurer



Diana Wolf-
Newman
Vice President



Dory Hethcote
Director

Board
of
Directors



RECIPE CORNER

Easy low-carb Cheeseburger Soup.

Description

If you're having a busy day or week, then Easy Low Carb Cheeseburger Soup will revive your soul with just one pot, 30 minutes and maybe a little bacon.

Ingredients

4 slices Thick Cut Bacon
2 Tablespoons Salted Butter
1 pound Ground Beef, 80%
4 ounces, weight Cream Cheese, Softened To Room Temperature
2 Tablespoons Tomato Paste
1 Tablespoon Mustard (yellow)
½ teaspoons Garlic Powder
¼ teaspoons Smoked Paprika
1 teaspoon Salt
¼ teaspoons Pepper
2 cups Beef Broth Or Stock
¼ cups Heavy Whipping Cream
6 ounces, weight Cheddar Cheese, Shredded

Preparation

Chop bacon into small pieces. Heat Dutch oven or other heavy-bottomed pan over medium high heat. Add bacon and cook, stirring occasionally until browned and crispy, about 5–8 minutes. Remove bacon to paper-towel-lined plate to drain and spoon out any grease from pan and save for another use (see post for tips on how to use bacon grease).

Melt butter in pan and add ground beef. Cook, breaking up meat while it browns until fully cooked. Stir in cream cheese, tomato paste, mustard, garlic powder, smoked paprika, salt and pepper until smooth. Pour in beef broth and cream and bring to a low simmer. Stir in cheese and let simmer 5–7 minutes until fully heated and melted smooth. Add bacon back into pan and let cool for 5–10 minutes to thicken before serving.

Notes:

1. For best results, shred cheese from a block rather than using pre-shredded cheese. Pre-shredded cheese doesn't melt quite as smoothly due to the anti-caking powder and can become lumpy.
2. Soup will be thin, but cooling for 5 minutes before serving will allow the cheeses to thicken the soup. For a thinner soup, add more broth.
3. For a creamier texture, add an additional 1/4 cup cream.

The weather forecast says snow is coming to the coast!

Be sure your faucets and outside pipes are protected!

Be careful coming into the post office on icy days. We put down salt but it can still be very slippery.

Maurice won 1st , Becky Weaver 2nd and Elsie 3rd place!
Lots of fun!

Join the poker group on Thursday February 21st at 6:30 p.m.





These two beautiful sisters need a new home. They are mostly housebroke—4 years old, healthy. Owner has too many and is feeling overwhelmed due to health issues. Must go together.

Do you have a place in your heart for these two beauties? Contact the office.

**WE STILL NEED TO FIND
THESE GUYS A NEW
HOME!!**

**PLEASE CONTACT THE
OFFICE IF YOU ARE IN-
TERESTED AND TELL
YOUR FRIENDS WHO
MIGHT BE.**



Coast Village Bingo Night

Thursday, February 7th, 2019 at 6:30 pm in the Rose Room. Please bring your donation of \$5.50 for all 10 games. Remember; bring coin or correct change.



Texas Hold 'Em Poker night

Thursday, February 21st, 2019 at 6:30 pm. The Poker game will be in the Rose Room. Please bring your own \$5.00 in correct change; ones or a 5 dollar bill.

Thank you for participating in the Coast Village activities. If you have any questions, please call the office at (541) 997-3312 before 3pm, Monday thru Friday.



* I'll see your Social Security Supplement and raise you a Medicare card and a Canadian pharmacy ID. *

Second Request:

Update Your Information Does the office have current information from you on file? Could we get hold of your family if there was an emergency? People move. Phone numbers change. Situations don't remain the same.

Stop in the Coast Village office and ask to see your Emergency Information Sheet and check to see if your information needs updating.

Coffee time at the

Rose Room!

Great people!

If you look close you will see our friends Kim and Michelle in for a visit! It was wonderful seeing them.



Bag it. Bin it. Please don't FLUSH IT

Solids and household garbage do not belong in the central sewerage systems.

These items, flushed "out of sight and out of mind" down your toilet, end up blocking your sewers or choking our sewerage network. Carelessly dumping things into manholes is not an option either, as the end result of both is the back-up of sewage into your homes and unto the streets.



- DIAPERS • SANITARY NAPKINS
- TAMPONS • PANTY LINERS
- CONDOMS • WIPES • GREASE,
- STORM WATER • CHEMICALS
- GARBAGE • OTHER
- INSOLUBLE ITEMS

DON'T LET IT HAPPEN BECAUSE OF YOU

Improper use of the sewerage systems not only causes them to malfunction resulting in unsightly sewerage overflows but they also cost money and threaten our health and environment.

Do the right thing. Place solid wastes in bags and bins where they belong and leave the sanitary sewerage systems to carry the waste water from your kitchen sinks, showers, wash basins and toilets for which they were designed.



serving you in so many ways

Information

Most of us know to call the Operations Manager for “after hours” and weekend emergencies concerning Coast Village’s Common Areas and Facilities issues. (360-521-8428)

But whom do you call for your Private Property “after hours” and weekend emergency issues?

For city related issues, such as water and sewer, call the Police Department’s non-emergency number 541-997-3515. The dispatcher will contact the appropriate department to send someone to your property.

For electrical outages or other issues, call Central Lincoln Public Utility District (CLPUD) at 1-866-484-3783. Also, CLPUD recommends that you make sure your information is kept current with them; especially your phone number which links to your location. You can update your information by calling 1-877-265-3211, during regular business hours.

For home interior issues you should have a list with your preferred plumber, electrician and contractor numbers. Check to see if they have a different number for emergencies.

Also, you should make sure you know where your breaker box is located, and the location of your water meter. Both should be kept clear of obstructions and/or debris. You should familiarize yourself on how to shut both of these off if needed.

APPROVED COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETING
November 17, 2018

The November 2017 Board Meeting was called to order at 10:00 am by President Roger Emigh.

A quorum was established with President Roger Emigh, Vice President Diana Wolfe-Newman, Directors Pat Thompson, Jill Rizk, and Vicki Dunaway. We have 5 board members present, Jay Guettler and Dory Hethcote were absent.

November 17, 2018 agenda was approved.

Minutes were read by Vice President Diana Wolfe-Newman. Minutes from the October 20th, 2018 minutes were approved with 1 correction; see section beginning with Lot # 142. Remove sentence that states, "POM feels that the erosion is not as significant as was previously believed, but the bank will be monitored for erosion over time and if necessary further action will be taken." Carlla said she did not say this. She states this sentence indicates she has the expertise to evaluate the bank at Lot #142; which she doesn't. It will need to be evaluated by an expert in the future if erosion continues. Amended minutes approved.

The Treasurer's Report was read by Park Operations Manager, Carlla Van deVyver, due to the absence of Treasurer Jay Guettler.

Motion made by Vicki Dunaway, 2nd by Pat Thompson: "Motion to transfer fund; \$4,230.00 needs to be transferred from the reserve Account to the Operations Account to fund the Water Project." Motion passed unanimously.

Park Operations Manager's Report was read by Carlla Van deVyver. One comment was added by Carlla, "Owner at Lot 142 did not remove rebar."

Committee Reports:

No Greenbelt Report was submitted for November, 2018.

No Elections Report was submitted for November, 2018.

The Architectural Review report was read by Chairman Roger Emigh.

187- Fence, approved, sent to BOD for action. See **red** segment on sketch.

109- Site built dwelling, permits required, approved. **Permit required by City of Florence.**

23- Shed, NPR, approved. **No permit required.**

The CC&R Report was read by Carlla Van deVyver.

The Activity Report was read by Activity Chair Nancy Brock.

Garden report was submitted. Garden Chair Vicki Dunaway said there are still 4 garden boxes available. Please see someone in the Coast Village office if you would like to reserve a Garden box for spring 2019.

Actions Without a Meeting: none.

Old Business:

Property Survey and Road Repair at 142 Outer Drive: This was already discussed in the Park Operations Report to some extent. (Review recording at 32:06 for exact wording of discussion.) The rock placement on eroding bank on the East side of Outer Drive at Lot # 142 will be completed within the next week. Setback of Park Model trailer (owner states it's a travel trailer) is disputed by Diana Wolfe-Newman because trailer is not set back within the guidelines on the ARC Request that was submitted by the lot owner. Owner of Lot # 142 states we don't have to approve it; it's not his primary residence. Owner states he is here less than 6 months out of the year. Coast Village should not have to approve where his trailer is placed. He says the Arctic Fox is the main dwelling unit. He indicated that the Arctic Fox would be the primary dwelling unit until the other trailer was set in properly. Owner says the new trailer is a travel trailer, it doesn't have to be approved. A travel trailer will come and go as it pleases. Owner states that "How I decide to do things on my property is my choice."

Roger asks if the Board should make a motion to send a letter to the City of Florence asking to review the setback issue for the trailer at Lot 142. Coast Village ARC request dated 07/19/18 shows setback should be 21.6 ft. Florence City code 10-29-5; C-1 states: "All dwellings and structures shall be set back at least twenty feet (20') from the front property line unless the street pavement encroaches onto the lot, then the dwelling portion of the structure may be setback a minimum of ten feet (10") from the closest edge of the pavement and the garage or carport shall be set back twenty feet (20") from the closest edge of pavement". Setback requirement has not been met on the 1991 trailer set under the Ramada at 142 Outer Drive.

A motion to bill lot owner of 142 Outer Drive \$100 for removal of survey marker made by Roger Emigh, 2nd by Pat Thompson. Board discussed situation that caused survey mark removal.

Motion withdrawn by Roger, withdrawal 2nd by Pat Thompson, owner not to be charged. Vice President Diana Wolfe-Newman's opinion is that Coast Village should absorb the cost of the \$100 and not charge the lot owner. If this situation happens again, then Coast Village will charge the lot owner.

Motion by Pat Thompson, 2nd by Jill Rizk, "Motion to notify the City of Florence that set back requirements are not met at 142 Outer Drive". Motion passed with 3 votes, 1 abstain.

New Business:

Reverse Board motion approved to use a contractor to repair road at Lot 142.

Motion by Roger Emigh, 2nd by Diana Wolfe-Newman, Motion to "Reverse the AWM for using a contractor to stabilize edge of road at Lot #142."

Common Area Liability- Letter:

Liability letter discussion by Carlla; this document doesn't mean you can't sue Coast Village. If we have a claim where our own negligence is proven, we would be sued and held liable. This document and letter doesn't mean Coast Village could restrict access to your lot; any Coast Village roads, the Post Office building, or the Laundry room. The common areas Coast Village is concerned about are the Clubhouse, the restrooms, the showers, and the pool and surrounding pool area.

Review of letter by BOD for Roger Emigh to sign. Question by Nancy Brock if each lot owner listed on deed needs to sign a waiver; board agrees every lot owner should sign waiver. Ted Hocker objects to letter or any barriers to using common areas if waiver is not signed.

Good of the Order – Input from Lot Owners

Lot 241, Owner Joan Muir asks if we can use a declaration, or sign a letter, agreeing to not use any of

the facilities instead of signing the waiver for Coast Village prepared by the Coast Village attorney.

Lot 61, Owner Marilyn Mercer asks if we would consider installing a Jacuzzi at Coast Village. Fund raiser was discussed to pay for Jacuzzi. Very costly to install a Commercial grade Jacuzzi, most owners don't want to spend CV funds for this expense. Ted offered to donate his Jacuzzi, but it is a residential unit, not for community use area.

Motion by Roger Emigh, 2nd by Jill Rizk; "Motion to move meeting to Executive session at 11:08 am.

Motion by Pat Thompson, 2nd by Jill Rizk; "Motion to move meeting back to regular session at 11:44 am.

Adjournment:

Motion by Pat Thompson, 2nd by Jill Rizk; to adjourn November board meeting "Roger reads motion to adjourn November 2018 board meeting. Vote unanimous to adjourn.

Meeting adjourned at 11:46 am.



Updated Activity Report

January 22, 2019

Christmas Potluck

The Activity Committee hosted a Christmas Potluck on December 15th, 2018. Thank you everyone who brought a dish to share, and to Carlla for making the bean and ham soup.

The sweater contest was fun, see the pictures in the January Newsletter. We had a little dispute over one person winning

2 prizes, but we decided that we will change the way we judge next year; if we have an ugly sweater contest.

Thanks again to all the volunteers who decorated and helped set up the tables. Also a big thank you to all the volunteers who cleaned up the Rose Room. Just a friendly reminder; if you participate in the White Elephant gift exchange, you aren't supposed to

open an edible gift until the end of the exchange, folks are supposed to be able to steal your gift up to 3 times before the gift is really yours.



I would also like to mention, that although we encourage everyone to have a good time, we would to remind everyone not to over indulge in alcoholic beverages, and to maintain polite decorum so you don't offend your neighbors.

Coffee & Donuts

The Activity Committee is still hosting the Wednesday morning Coffee and Donut get together at 10 am in the Rose Room. At the January 19th, 2019 Board Meeting there was another complaint made about pets being allowed in the Rose Room during Coffee & Donuts. The Activity Committee members discussed the problem and decided that pets will not be allowed in the Rose Room area when Coast Village is serving any food. If you are a pet owner that brings your pet to coffee, please leave your dog outside or in the clubhouse area while you get coffee and donuts, or leave your pet home. I know this will upset some people, but many folks don't like having animals in an area that is serving or preparing food. The activity committee regrets having to make this change, but we have received too many complaints from too many owners.

Craft Day

Rachelle will be hosting a craft day in the Rose Room on February 6th, from 11 am to 3 pm. She will be making beaded garden decorations and gazing balls. If you want to participate, please join her. All the garden decorations made will be donated to the Florence Garden Club for their annual plant sale. If you want to make a decoration for your yard, there will be a \$2 supply fee.

Chair Yoga

Elsie and Rachelle will now be hosting a Tuesday and Thursday morning Chair Yoga class in the Rose Room at 10 am .If you would like to join the group, call me at the office for more information. Yoga for seniors with Jane Adams is very similar to the DVD they are using.

Odd Thursday Game Night

Elsie and Rachelle will be hosting the Bingo game and Poker night on the first and third Thursdays of the month. Please bring your own nickels and dimes.

Florence Events February 2019

Fraudville – Annual Lip-Sync Contest

Date: Saturday, February 9th, 2019 at 5 to 9pm

Silent, Live and Dessert Auctions. (Items include trip to Hawaii & Ducks Football Season Tickets)

FOOD - GAMES - DOOR PRIZES & MORE!

Tickets \$30.00 at Banner Bank, Coast Insurance, and the Boys & Girls Club. Call: 541-590-3508 for VIP Tickets @ \$50.00, assigned seating and special prizes. Boys & Girls Club 9th Annual Lip-Sync contest fundraiser benefits the Boys & Girls Club of Western Lane County.

Heart Talk

Date: Thursday, February 7, 2019 - 3:00pm to 5:30pm

Joe Piscatella, a leading national expert on lifestyle habits and health, will visit Florence on Thursday, Feb. 7, to give a PeaceHealth-sponsored presentation for American Heart Month.

The **free** presentation, open to the public, will be from **4 p.m. to 5:30 p.m.** at the Florence Events Center, with time at the end for questions and book-signing. From 3 to 4 pm, Peace Health-Peace Harbor Medical Center experts will be on hand to give **free** blood pressure screenings, nutrition tips and information about our cardiology and cardiovascular rehabilitation services.

There will be door prizes and light refreshments. We'd appreciate an RSVP if you'd like to come! Please see link for online registration: <https://www.peacehealth.org/overcoming-barriers-heart-healthy-living-fl>, or call Peace Health at 541-902-6700.

The Last Resort Players present Murder at the TonyLou Awards

The Florence Elks Lodge, 1686 12th Street, Florence, Oregon 97439 (541)603-6948 | (541)999-9392

Saturday & Sunday, February 9 - 10, 2019

A murder mystery dinner theater that includes dinner, dessert, and a fun, audience interactive show. This zany cast of characters is sure to make you laugh while you figure out **whodunit!** Bring your best sleuthing skills and join the fun. The first to solve the mystery wins the grand prize.

Doors open at 5:30 p.m., dinner will be served at 6 p.m., and the show starts at 7 p.m. Tickets are \$45 each; to purchase tickets, please call 541-999-9392 or use link: <https://www.brownpapertickets.com/event/4025813?fbclid=IwAR0FVYA1y5nM9TV5-V9dhFg8a9rs-dE7a44kfalsJC-Yxe-Ycltghr2unmo>

Wallflowers & Wine "The Wallflowers Are Back"

Date: Friday, February 22, 2019 - 6:30pm

Join the Friends of the Florence Events Center and Artist John Leasure as he once again brings his artistic talent and wit to the stage at the FEC for this ever **popular social art class**.

This time we will be painting the "The Wallflowers Are Back" Artist John Leasure will guide you through the process of creating your own masterpiece. **\$45** gets you all **your supplies** (paint, brushes, canvas) and a **souvenir wine glass**.

The Friends of the Events Center Gallery Committee will provide appetizers and one complimentary beverage from the bar for you to enjoy. No art or painting experience is needed! In fact we age those of you who have never painted before to attend - you will **amaze** yourself at just what you can create at **Wallflowers & Wine!**



encour-

Indoor Yard Sale

Date: Saturday, February 23, 2019 - 8:00am to 2:00pm



The Indoor Yard Sale is coming to the Florence Events Center on **Saturday, February 23rd from 8 a.m. until 2 p.m.** Applications to be part of the Friends of the Florence Events Center's Annual Indoor Sale will be available for non-profit groups and individuals who wish to rent a booth space to display their goods. For those who do not have a garage, adequate parking or hard to find locations, this is a perfect solution to be part of this huge sale. **Single booths and double spaces** are available for a fee from \$35 to \$90 and there are discounts for non-profit groups. Space will be available until Sold Out or Thursday, February 22nd at 5:00 pm for any group or individual to participate in the sale.

For more information on purchasing a booth, come in to the Florence Events Center office at 715 Quince Street or call the FEC at 541-997-1994.

Florence Crab Crack

Florence Events Center

715 Quince St.

Florence, Oregon 97439

541.997.9110

February 2, 2019

Florence Food Share

Location: 2190 Spruce Street

Mailing Address: P.O. Box 2514

Florence, OR 97439

Phone: 541-997-9110

Email: info@florencefoodshare.org

Crab Crack:

February 2, 2019

Florence Event Center

Sat. 4pm to 7pm

Contingent upon crab season start date, tickets go on sale after December 1st for the 8th annual "Florence Crab Crack" which will take place at the Florence Events Center. Enjoy Oregon Coast crab along with pasta, coleslaw, garlic bread, sodas, coffee and dessert. A no-host bar will be available. There will also be a silent auction held during the event that will include a beautiful selection of items. Ticket price is \$45 per person. Advance purchase is required. Only 400 tickets will be sold and the deadline to purchase is January 25th (however we have sold out two years in a row, so don't wait to purchase!).

There will be no ticket sales at the door. All proceeds will benefit the hunger relief efforts of Florence Food Share