



JULY 2023

ISSUE 7

July 2023 CVPOC President's Message

Every year we, as a community, elect three board members to serve as part of our governing body. On odd years, such as this one, we elect someone to fill the role of president. With these changes, the board goes through the expected phases of learning about each other, working through differences of opinions, and finding their way to achieving some sense of accomplishment and progress or maybe a degree of evolution. All the boards that I have been part of since Pam and I arrived in the Village have gone through these changes and growth. I fully expect this new board and president will feel their way through these phases too. Some of these patches can be rough and messy. Most are rewarding as we work together to solve the problems and issues that come to us and try and make some progress on ways to make our Village a nicer place to live.

We, on the board and in committees, are working to have Coast Village remain a nice place to call home. None of us have the same idea of what that looks like or how it should be achieved. A lot of discussion and energy goes into forming some kind of consensus or merely a com-

NOTICES

- Facility Hours: Hours for the laundry room 24-7 with code, Clubhouse bathrooms—24-7. Clubhouse is open 8:00 am — 9:00 pm
- Office hours M-F 9:00 am — 3:00 pm Masks required for entry if you are ill.
- The mailroom is open from 8:00 am to 8:00 pm
- Pool is open. Hours 9:00 a.m.—8:30 p.m.
- ANNUAL MEMBERSHIP MEETING: July 15, 2023 10:00 A.M. Sand Lot Room
- A cold lunch will be provided—this is so membership will stay for the entire meeting.

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

Tommy Brunetto

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

Director Ila Mae Robinson

(541) 991-3891 or seamstress-ila@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 7:30 am - 4:30pm
Available 24/7 for
park maintenance emergencies

(360) 521-8428

promise on the direction or goal and approach. Patience is required. Understanding that not everyone or no one will think like you is a good place to start. But these efforts are worth it.

How I conducted my role as president was one as a facilitator. While in board meetings, I did my best to remain neutral on the issues and focus on the process. I wanted the board members to work with each other to form some level of consensus without my interference. I didn't want them rubber-stamping some notion I had just because I carried the title of "president." My stated goal was that I would not break a tie vote with the rationale that a split board was trying to decide on an incomplete or poorly worded motion. Only in a couple of odd circumstances did I miss that mark.

Just as I am a big believer in the separation of church and state, I am a big believer in the separation of operations and governance. I put a big wall between the two doing my best not to meddle in the day-to-day operation of the Village. Nobody I ever met likes to be micromanaged. I know that I certainly don't. That doesn't mean that Carlla and I didn't talk about issues and approaches. We did so often and regularly. Carlla would often bring issues to the board to get their input, but the decision was hers unless there was a specific motion instructing her to take a certain action.

I have cherished my time working with Carlla. She has her faults, as do we all. Those who think that they have none are just blind to that which the rest of us have no difficulty seeing. Yet on balance, I am grateful that we have her in the role of Operations Manager, let alone a neighbor. Her kindness is often not seen outside those of us who have needed it from her. Her patience is greater than I could ever imagine having with those calling her for a forgotten gate code in the middle of the night or those complaining about a situation of their own making. Her strength and compassion are evident in how she deals with a neighbor who is going through a difficult time in the most graceful manner. This is not seen by most of us. She is tireless and persistent in working to rid the Village of the drug dealers and thieves.

For four years, I have been witness to many of these situations that most of us don't get to see and frankly probably wouldn't want to see. So my perspective is different from those who have gotten upset at Carlla because they didn't get their way or were told that they couldn't do something that they wanted to do or were fined for doing something that they probably should have known that was against the rules. The scale is definitely tilted heavily on the side where Coast Village benefits from Carlla being our Operations Manager. I have benefited from being able to see a little more than most into the world she sees every day and how she tries to make it a better place to be for all of us.

I hope to see you all at the Annual Meeting on July 15th. We will get to meet and welcome our new board and wish them well on their journey together.

In closing this last President's Message from me, I want to say thank you to each of you. You have challenged me and taught me volumes about myself. While I have stumbled some along the way, I have tried to learn from those missteps working to do better in how I see the trail. Hopefully, I've become a better neighbor along the way.

Jay Guettler

Soon-to-be-past-President of Coast Village POC

MESSAGE FROM THE TREASURER

Dear fellow villagers,

The Finance Committee (or Budget/Finance Committee) had come to the conclusion that we needed to increase our HOA assessment as we concluded putting the budget together last year. Even without the inflation spike this past year, the increase was expected due to the general increase in costs for the many things required to keep our Village operating. Staffing is almost always the primary cost to any successful corporation like ours. Regular maintenance and needed repairs to our common areas so that we can keep our village a lovely place to live, encourage new buyers, and protect the home values. For example, If we did not repair the large crack in the sub-floor of the Sand Lot we would have had huge structural damage and had to spend much more to repair it. To wait until something is rotting or structurally unsound is much more expensive and shows neglect of the common areas and it is the POM and BOD's job to think about and take action on these sorts of fiduciary matters.



As your Treasurer I truly want to protect you, myself, and the community to not make financial requests that might mean a hardship to us all, which is why we decided to put off the increase as long as possible. Unfortunately, the vagaries of three years of COVID, the large cost of living increases, and with large increases in gas, propane, wages, contractor costs, etc. we had to take steps to keep the community clean, safe, and functioning successfully. One of the main consequences of our struggling economy is the loss of business and wages to support families so more people move out, making our employees extremely valuable. We want to keep them and their families here. We can not pay substandard wages and expect knowledgeable, hardworking staff to care for us all. While another increase in something that affects our monthly budgets is not pleasant, please know that the Finance Committee members went over every line of our budget looking for creative ways to cut and trim spending, and none of us were happy with the conclusion either. A year ago we thought we were going to have to raise HOA fees, but the POM was able to find \$42,000 offered to HOAs as a grant from the government and we were awarded this vital money to tide us through last year. Thank you Carlla!

Villagers are welcome to listen in on the budget-building process and this year we will have two meetings over the year to make it more accessible to all of you. One of the main consequences of our struggling economy is the loss of business and wages to support families. As people move from the area it is hard to find good staff and fortunately, we have wonderfully knowledgeable people. (Cont. pp 4)

Our employees are extremely valuable and we want to keep them happy and supported. We can not pay substandard wages and expect to have knowledgeable, hardworking staff that take care of us all. Staffing is almost always the primary cost to any successful corporation.

Over the last 10 years, we have increased from **80** full-time lots to **174** full-time lots, which means **year-round** costs have significantly increased (garbage, water use, brush pick up, wear and tear of common facilities and roads).

1. Garbage is going up \$6.00 per ton as of July 1st. We haul between 12 and 14 tons per month. That equates to an increase of **\$1,008.00** per year (with no other increases for this year).

2. Recycling has increased from approximately **\$538.00** per month on average to **\$1,209.00** per month. This is approximately **\$8,052.00** per year increase. While that is only a \$2.15 increase per month, per lot - it all adds up.

At the recent BOD meeting, we discussed getting dumpsters and found it to be too expensive and did not address the needs of many residents (older, no transportation to take large items to the dumpster much less throw it in). Dumpster cost: 20-yard Roll-off is **\$413.06** for 5 days. This includes drop-off and pick-up and they will only allow 2 tons of weight. This does NOT include weekends. Every day over 5 days is **\$10.95** per day. We would need at least three 20-yard dumpsters so that would be **\$1,239.18** allowing only 6 tons of waste (we haul 12-14 tons each month). Who would deliver the tires, appliances, and heavy stuff to the dumpsters? Not all of our residents can manage all of this. I think we are far better off charging a small fee and limiting how much we are willing to take. That keeps it affordable and most importantly no junk piling up on lots.

We hope this has been helpful and improves the communication between the Financial Committee and the village.

Dory Hethcote, Treasurer - Chair Committee Members: Carlla Van de Vyver, Jay Guettler, Illa Mae Robinson, Larry Ames, Roger Emigh

Do you recognize these cats? We need to remember to bring our pets in at night due to predator activities. We also need to respect our neighbors yards. Cats roaming and defecating or spraying on other people's lawn or patio furniture is not okay. Rules are that animals must be confined to individual lots, I realize we have feral cats, dumped cats, etc. that we cannot control but we can control individual's pets. Please do not leave dog/cat food out at night as it draws in non-homed cats, raccoons and bears.

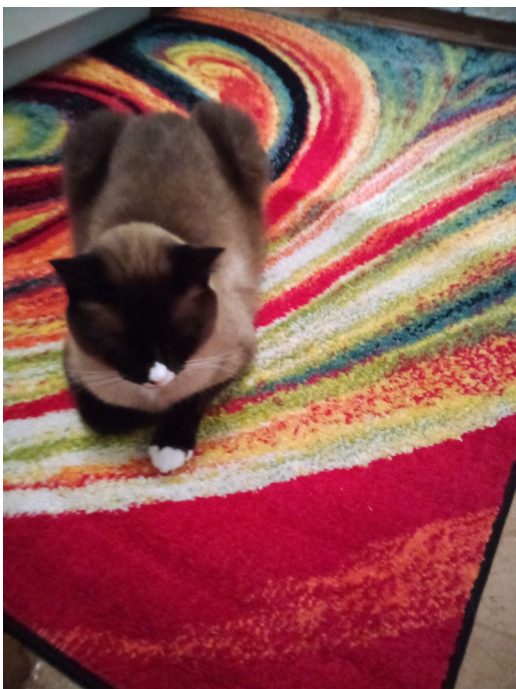


COAST VILLAGE CRITTERS!

Beautiful, graceful Tilly!



**Pat Rongey's
Mr. T!**



MAINTENANCE

Ben Davidson, Maintenance Supervisor

Completed:

- Replacement and repair of water boxes at individual lots
- Trimming of Ivy, removal of invasive plants
- Brush trimming along roadways
- 101 cutting and lot cutting.
- Power washing and cleaning of debris on metal roof at clubhouse
- Service on trucks
- Blowing of roads and pickup of debris
- Repair of fence outer water treatment plant perimeter fence from car damage.
- Evaluation of pool bottom drain vents. Replacement parts ordered.
- Repair of electrical issue on pump station #4

Upcoming Maint. Cont:

- Road repair
- Paint in office hallway
- Painting of post office roof and repair. Road painting
- Maintenance on dump trailer (de-rusting and patch painting)
- Sewer main camera work
- Entrance gate sensor loop replacement

Ben Davidson
CVPOC Maintenance Dept.

A decorative graphic on the left side of the page features a vertical arrangement of stars and stripes. It includes a large teal star at the top, followed by a red-outlined star, a teal star, a red-outlined star, a teal star, and a red-outlined star. To the right of this vertical column is a small teal star. At the bottom, there is a large teal star in the center, flanked by red-outlined stars on both sides, with horizontal stripes (red and teal) passing behind them.

Coast Village elections are upon us in July. I would like to take this opportunity to express my sincere thanks to Jay Guettler for his excellent service as the community's Board President. I was serving on the Board the year before Jay was elected, and honestly, there were times when I felt like getting up and walking out of the screaming sessions we were subjected to during that year.

Jay may not have known every one of old Robert's Rules by heart, but he was always willing to learn. He has governed our meetings with a firm hand, but also with humility, humor and a willingness to admit it when he is wrong. I can't remember him ever using the gavel to bring order to a meeting. He is a good listener and his soft-spoken manner makes attending board meetings a pleasure (well, as much as a board meeting can be pleasurable).

Thank you, Jay. You did a great job!

Vicki Dunaway

145 Outer Drive



Please plan on attending the 2023 ANNUAL MEETING. We need 50 people to have a quorum and be able to vote on anything.

New Board Members will be seated, new officers elected.

Please have your Annual Meeting Agenda items in to the office or to Glenn Singley by the 5th of July. They must be received 10 days prior to the meeting.

There will be coffee and donuts in the morning (the meeting begins promptly at 10:00 a.m. so be here early to sign in as a registered owner of a lot at CV. A light lunch from Subway will be served at noon with a short break. This way we hope you will remain for the entire meeting..

Thank you.

Carlla

Update and Correct Your info: Does the office have your most current and correct information. Check your statement to see if your information needs updating. Also update your emergency contact info.

NEIGHBORHOOD THOUGHTS:

It's funny, you would think that, with the weather getting sunny, coming out of an uncharacteristically cold winter and rainy spring, that everyone would be jumping for joy to get out of their houses and see that big bright ball of warmth in the sky that was so foreign to us for these last long months... But, no, looking back to about the same time last year, we felt compelled to say a word about our conduct as neighbors and community members. It saddens me that I feel compelled on such a beautiful Summer day to again sit at my computer, writing this article.

We have made a LOT of progress coming out of COVID, but, we have not come out the same. There is more impatience, there is more hatred, there is more nastiness. I wish more than anything that we could report that our small community has repelled the outside influence of whatever it is that has caused us to lose our humanity, but sadly, it has crept in.

Just in the last few months, nasty notes have appeared on people's cars, neighbors are harassing other neighbors, and residents are bragging about driving out other residents. Comments are being made to staff that are ugly and uncalled for. Squabbles between neighbors happen and, at times, unkind words result; however, If you are being constantly harassed or have been threatened in any way, it's simply not okay. This year Coast Village will sponsor free dinners/events (Annual Meeting Luncheon, Summer BBQ, Thanksgiving dinner, and Christmas party) along with numerous coffee socials, and other low cost events for our residents.

If you isolate yourself by engaging in negative behavior, you simply loose out in all the wonderful amenities that are included with your monthly dues. You are also missing out on the opportunity to make new friends, laugh, and live your best life when you focus on being angry and spiteful – let's face it, no one really wants to be around someone that is solely focused on spewing anger and hatred or criticizing and "watching" for any rule breaker. As far as neighbors go, I will grant you that the allusive "neighbor from hell" really does exist. There are those that no amount of smiles, waves, kind words, or food bribery can entice into the light, but those are really few and far between. If you have a neighbor that you just have not been able to get along with, and you have seriously tried to establish at least truce, with boundaries to avoid flare-ups, communication and courtesy is key.

If you are doing some work on your lot (especially at the boundary between lots) – let them know what you are doing and discuss any concerns they might have – nothing takes the wind out of a habitual complainer's sails faster than if you include them in your plans. If they are confrontational, try to be courteous and if you feel the urge to lash out, walk away instead. If you have an issue that is affecting your quality of life (such as excessive noise) and you feel your neighbor is unapproachable, file an Issue of Concern. I will say that we feel so fortunate to live where we do – our surrounding neighbors have become treasured friends – we look out after each other, we laugh together, we talk together, we share food... It makes such a difference when you are surrounded by friends! And if being surrounded by close friends isn't enough, just the beauty of our surroundings here on the coast should be enough to make you want to smile and be grateful.



Recently a Lot Owner came to me asking that we do a better job with Communications. His proposal was to have a “group text”. This will not work for a number of reasons I won’t list here, however we could establish a new Email Communication Method (ECM). We would begin sending two types of email communications to residents. The first is for emergency / immediate communication needs, for example, the water main break of last year. The second could be for regular, weekly communications of upcoming events, reminders, or other news that residents should be aware of, but is not an New Email Communications immediate need.

I think this would enable us to get information out to residents in a timely and efficient manner. To make this happen, we need your email address if you want to be included. If you think that using email communications, would be helpful please reach out to the office and let us know.

We are using the Coast Village Community page for most of this but not everyone uses Facebook. This might be an option for everyone. It’s our goal to make it as easy as we can to reach “everyone” in Coast Village.

If you do utilize Facebook we encourage you to join the Coastvillagecommunity page.



Note: If you are wondering about the larger type on some things, some of our residents have requested it as they have vision issues.

JULY 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 Garbage Office Closed	4 HOLIDAY Office Closed	5 Coffee and Donuts 10-11 Brush	6 Happy Hour 4-6 p.m.	7	8 Sand Lot Reserved
9	10 Garbage	11 Brush Ballots due	12 ARC Meeting	13	14	15 ANNUAL MEETING
16	17 Coffee & Donuts 10-11 Host-	18 Brush	19 AKC Good Citizen Dog Training 6-7 pm	20	21	22
23	24 Garbage	25 Brush	26	27	28	29
30	31 Garbage					

REMEMBER TO VOTE! BALLOTS DUE ON THE 11TH

YOU MAY MAIL YOUR BALLOT IN, OR PUT IN THE DROP BOX, OR THE BALLOT BOX IN THE OFFICE.

JULY 2023

Here's to celebrations!

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

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.



BIRTHDAYS

Cristal Flores	July 1st
Ted Hocker	July 4th
Patti Shields	July 7th
Leon Tilton	July 7th
Becky Lowe	July 17th
Gary McIlwain	July 18th
Jude Craddock	July 28th



Florence Farmers Market has a New Location

The Florence Farmers Market set up shop at a new location on the Port of Siuslaw Boardwalk, it opened on May 23rd.

It will run every Tuesday from 3pm to 6pm through October 17th . The local and regional food producers from past years will be there with an array of local and organic produce, eggs, mushrooms and fermented foods (Farm For Our Lives, Fog Hollow Farm, Jubilee Valley Farm, Vine To Table, Rainforest Mushrooms, Kur-zhal Kickin'Pickles, and Fermentruth). There will also be delicious breads and pastries from Marcy's Sourdough and Sweet and amazing microgreens from Adamson Family Farms. New to the market this year are Brandywine Fisheries, Coastal Knife Sharpening, Farm and Forest, Velasquez Farm, Farm and Family, and Zoom Out Mycology.

Later in the season watch for Estill Certified Organic Blueberries and fresh peaches from Lehne Farm & Garden. Market Manager Lia Rousset said, "We are very excited to have a new home for the Market and are looking forward to providing the residents of Florence and surrounding areas with more diverse vendors, farmers, and local products. We are By Village Voice Staff Writers always looking for local food producers and farmers who are interested in working with us." The Market offers a number of food equity programs, SNAP, Double-Up (a match to SNAP funds), Farm Direct Nutrition, and Produce Prescription. Ask our Market Manager for details about these programs or visit our website www.florencefarmersmarket.org for more information. Florence Farmers Market is a 501(c)(3) non-profit and a result of the community-led Local Foods Initiative of the Siuslaw Vision. A dedicated group of volunteers, staff and board members creatively work towards a goal of increasing awareness of and access to local foods for Siuslaw residents.



OPERATIONS, Carlla Van deVyver

Whew! July already!

There has been a tremendous amount of upheaval as word of the dues increase (**Effective January 2024**) spread through word of mouth.

This increase is not something any of the people on the Finance Committee wanted, but the bottom line is things have gone up. Owners can discuss all they want or put things out on a Facebook page about over-spending etc., bottom line—everything has gone up. We have seen Greentrees increase dues twice in the last few months, Florentine has increased their dues as well. Both those HOA's have many more homes than we do, so that impacts us as well. Taxes, propane, fuel for our vehicles, water and garbage rates—everything has been impacted. We need to have enough income to pay our expenses, save money in the Reserve and keep our HOA repaired, clean, and our property values steady. The increase in full time residents has also impacted costs. As much as individuals are impacted in their lives outside of CV such as food, gas, cable, etc. so is our HOA impacted.

Everyone on the committee lives in Coast Village so please remember this impacts those members as well.

Cont. pp 16



QUESTION OF THE MONTH:

Why should I submit an agenda item for the Annual Meeting?

This is the one time per year where the members have a say/vote in changes to the community.

Voters cannot change the CC&R's but they can change items in the Rules and Regulations or can add items they wish to see the Community Board or Administration address.

They can change ARC Policies and Procedures for example. They can change processes or fine levels (increase or decrease) as well as other things they might want Coast Village to do differently.

It's the time to talk about your concerns in a way that is productive and solution based.

If you want to see something modified, place it on the Meeting Agenda—Then it can be discussed, voted on or at least discussed

Remember to put your agenda items in 10 days prior to the meeting.

Your agenda requests can be submitted at the office or sent directly to Glenn Singley your BOD Secretary.

I will say, I believe Coast Village is still a very affordable place to live and I for one am so happy I live here.

Lot Owner Information:

I would like to ask that all lot owners come in and update your mailing addresses. We are receiving a lot of returned mail marked no forwarding address or incorrect mailing address. It's important we be able to reach you by mail at times. Often the telephone numbers are incorrect. We are also having issues with incorrect or missing emergency contact information. Please update your lot files as soon as possible.

Pets:

Please keep your pets on a leash when off your property. With many new owners moving in, we are experiencing lot owners turning their dogs out to run in early morning or evening to take a potty break. Everyone needs to be picking up their animal waste. There are pet stations throughout the park with "waste bags" that are free to use and a waste receptacle to place the waste in. Staff are discovering waste bags just dropped on the side of the road. **PLEASE, do not do that—please dispose of the bags appropriately.** We do have some inside outside cats, please put your cats in at night. We lost a very sweet pet a few days ago to a coyote attack. There are some "dropped off" cats that are being dumped here, that happens every spring, please—do not put feed outside. As sorry as we may feel, you can trap the cat and take to the Humane Society, but leaving food out draws more cats in as well as coyotes, raccoons, and bears. They all enjoy the buffet. Watch for cats with notched ears, these cats have been fixed and returned to the park as it is illegal to move them to another area.

Cont. pp 17

Barking dogs:

Remember if a dog is barking non-stop you need to call the city animal control officer to respond to the owner. Coast Village cannot assist other than asking the owner to take steps to remedy the situation.

Speeding:
We are experiencing an increase in speeding again. This includes by delivery trucks who are also often going the wrong way. I have reported the truck numbers to UPS and FedEx, but unless we want to stop receiving deliveries in CV there is not a lot we can do. If you see them speeding stop them and ask that they slow down.

Recycle:

Please break down your boxes. And NO garbage! We are finding garbage (food debris) in bags in the recycle.

Garbage:

Please do NOT put out loose garbage, not on the ground, not in the can. All garbage needs to be placed in a garbage bag with the top closed. Our truck does not compact and loose garbage blows out which will cause us to be fined. This means the staff must carry extra garbage bags on the truck and stop and put loose items in the bags, tie them off before they go in the truck. Trying to save a dollar by not using a bag is not saving CV a dollar, we still have to utilize a garbage bag that everyone ends up paying for. That's not fair to those doing it correctly.

Please remember there are NO fireworks allowed within Coast Village. Campfires are allowed, confined within fire pits and using only firewood, no treated wood or garbage may be burned at any time.

Cont. pp 18

Newspaper Delivery:

Coast Village is having a struggle with the paper carrier delivering the Registrar Guard newspaper. We have tried reaching out to the newspaper directly without luck. I am asking all of you that receive this paper to contact the Registrar Guard with a complaint. The delivery person is racing throughout the park in the early hours and driving at least 10 mph backwards on the streets. This is dangerous and if it continues Coast Village could vote to allow paper delivery in here only by mail.

If you know who your carrier is, please tell them to STOP what they are doing. Someone is going to get hurt.

With the elections happening we will once again have a change in some of our Board. I personally want to thank Jay Guettler for his service to our community for the last 4 years. I have enjoyed working with Jay and I will miss our candid conversations. I am looking forward to working with the next group, but everyone that has been serving our community is appreciated

Be kind to each other. Happy 4th of July, Happy Freedom! We are so lucky to live in America.

Carlla

CELEBRATING OUR STAFF:

DONNA SMITH—OFFICE ASSISTANT

BEN DAVIDSON—MAINTENANCE

MIKE BRADY—MAINTENANCE

JENNIFER BRADY—MAINTENANCE



COAST VILLAGE ACTIVITIES COMMITTEE

July 2023 Activities

Thank you everyone for your participation in the June activities. Also a big thank you to Sue Foss for helping out at the Board Meeting in June with making coffee and serving donuts. Great Job!!!

For July we will be having Coffee & Donuts twice,

One on the first Wednesday July 5th 10am – 11am

Second time on Monday July 17th 10am – 11am

\$1.00 donation

We are continuing Happy Hour on Thursday July 6th as it was a success in June. Please bring your own drinks, mixer and appetizer to share. 4pm – 6pm

Please remember to walk home safely.

Last item on the list is our Annual Meeting July 15th 10am

Please make sure to attend lots to discuss. Activities will be there to serve Coffee & Donuts in the morning and for lunch break we will have subway sandwiches, chips and cookies. Water & Coffee.

Happy Summer Days,

Activities Committee



Are you wanting a therapy cat or needing your indoor lion tamed? I train cats as well!
Text 541-305-1446 to schedule your free consultation.

Sadja Saha

Yeah, we train cats too



www.down2earthdogtraining.com

ACTIVITIES

DON'T MISS HAPPY HOUR!

HAPPY HOUR EVENT IN THE SANDLOT ROOM

JULY—6th—4:00—6:00 PM

**BRING YOUR OWN DRINKS & MIXER AND AN APPITIZER TO
SHARE.**



**ALSO DON'T FORGET COFFEE AND DOUNUTS ON WEDNESDAY
JULY 5TH @ 10:00 A.M. AND MONDAY JULY 17TH AT 10:00 A.M.**



HOUSEKEEPER NEEDED, LIGHT CLEANING
CHECK AT THE OFFICE FOR INFORMATION.

Do you need housekeeping services?
Assistance with shopping?
Notify the office as there are people in CV
that offer those services.

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



GARDEN & JOY IN THE POOL





Jay Guettler
President



Diana Wolfe-Newman
Vice President



Dory Hethcote
Treasurer



Tommy Brunetto
Director



Glenn Singley
Secretary



Ila Mae Robinson
Director

SUMMER RECIPES!

Ingredients

- 3 large tomatoes, chopped
- 1 small red onion, halved and thinly sliced
- 1/3 cup chopped green onions
- 1/4 cup balsamic vinegar
- 3 tablespoons minced fresh basil
- 1 tablespoon minced fresh cilantro
- 1 teaspoon salt
- 1/2 teaspoon pepper
- 4 cups fresh corn (about 9 ears of corn)
- 2 tablespoons olive oil
- 3 garlic cloves, peeled and thinly sliced
- 1 tablespoon Dijon mustard



1. In a large bowl, combine the first eight ingredients. In a large skillet, saute corn in oil until tender. Add garlic; cook 1 minute longer. Stir in mustard. Add to vegetable mixture; toss to coat. Serve with a slotted spoon.

4TH OF JULY HOLIDAY HOURS OF OPERATION

COAST VILLAGE OFFICE WILL BE CLOSED JULY 3RD AND JULY 4TH TO CELEBRATE THE HOLIDAY.

MAINTENANCE WILL PICK UP GARBAGE ON MONDAY BUT WILL CLOSE WHEN GARBAGE IS COMPLETED. (AROUND 1:00 PM)

EMERGENCY YOU MAY CALL THE POM AT 360-521-8428

BRUSH WILL BE PICKED UP ON WEDNESDAY.

HAPPY 4TH OF JULY!!



Need someone local to take care of your yard? Call Sadja!



BACK TO NATURE

CREATIVE LANDSCAPING

**TRIMMING
DEBRIS CLEANUP
YARD MAINTENANCE**

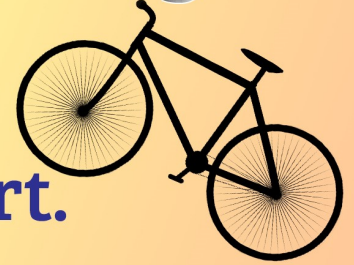
**CONTACT SADJA:
541-305-1446**

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



Did you know Coast Village has a Facebook page? Be the first to know when announcements are made, when neighbors offer something for sale, or check out the photos being shared within our community!

*Create a search for
"Coast Village Community"
on Facebook and send us a request!*



Ph 503-820-9359 Fax 503-213-5876

DANIEL T. GARNER

Attorney at Law

Garner Law Office

1845 Hwy 126, Unit A

Florence, OR 97439

A good attorney to meet your legal needs.

NEED PAINTING DONE? INSIDE OR OUT.

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

CALL LUCAS AND GINA!

541-601-9567

HANDY GAL

BECKY CULY

541-901-1779

Florence, OR

Yard Maintenance and cleanup, roofs, gutters, light repairs.



CARISSA BLANK
Jill of all Trades
Call or Text: 541 901 9767

COAST VILLAGE PROPERTY OWNERS CORPORATION**BOARD OF DIRECTORS MEETING****MARCH 18, 2023****APPROVED MINUTES**

Prepared by Glenn Singley, Secretary

The March 2023 BOD Meeting was called to order in the Coast Village Sand Lot Room at 10:05 am by President Jay Guettler.

A quorum was established with President Jay Guettler, Treasurer Dory Hethcote, Secretary Glenn Singley, and Director Ila Mae Robinson. Absent - Vice President Diana Newman, Director Tashi Fonteyn, and Director Tommy Brunetto.

Others in Attendance: Park Operations Manager Carlla Van de Vyver; Lot Owners: David Cox Lot 159, Kathee Melahn Lot 23, Tom Melahn Lot 23, Joan Muir Lot 241, Maggie McVey Lot 225, and Sue Foss Lot 259; via Zoom: Lisa Von Wald Lot 86

Motion to approve the agenda. Motion by Dory, seconded by Ila Mae. Motion passed unanimously.

Jay thanked Ben Davidson for his previous work as meeting scribe and announced that Heidi Davis is taking over the scribe responsibilities. Her daughter, Heather, is filling in this meeting.

Glenn read the January 2023 minutes. **Motion** to approve the minutes as corrected. Motion by Dory, seconded by Ila Mae. Motion passed unanimously.

REPORTS

Treasurer – presented by Dory. **Motion** to approve Treasurer's Report. Motion by Dory, seconded by Glenn. Motion passed unanimously.

Park Operation Manager – presented by Carlla.

Architectural Committee – 1st portion presented by Jay. **Motion:** Appoint Kathee Melahn as ARC Chairperson. Motion by Dory, seconded by Glenn. Motion passed unanimously. 2nd portion presented by Kathee. **Motion:** Approve fence application for Lot 159. Motion by Glenn, seconded by Dory. Motion passed unanimously. Glenn thanked Jay for filling in as ARC Chair. Kathee thanked the Board for appointing her as ARC Chair.

Activities Committee – no report given.

Elections Committee – presented by Ila Mae. Ila Mae mentioned that she will be stepping down as Election Chair after the Annual Meeting and that Noel Smith is willing to step in as Elections Chair.

Break at 11:20 am

Return at 11:26 am

OLD BUSINESS

Rental Policy – The person in charge of the group has moved out of the Village. Subject to be re-addressed in the June meeting.

Fine Schedule Review – tabled until June meeting.

Define Excavation Motion – Motion: Amend motion from January 21, 2023 BOD meeting regarding Construction. *Replace* “Damage to roads, greenbelts, etc., is the responsibility of the lot owner and shall be corrected promptly. Failure to repair the damaged area in a timely manner will result in CVPOC making the repair and assessing the lot owner for the costs.” *To* “Damage to roads, greenbelts, etc., is the responsibility of the lot owner. CVPOC will make any repairs and assess the lot owner for the costs.” Motion by Glenn, seconded by Dory. Motion passed unanimously.

CVPOC Private Property Trespass – Our attorney stated that it is not CVPOC’s responsibility to report private lot trespassing violations. His actual response:

Ultimately it is not the Association’s responsibility to monitor or prevent trespassing by other owners or 3rd parties on individual lots. This conduct falls beyond the scope of violations of the Association’s governing documents. Even if the Association observes the trespassing, it would be the individual lot owners’ responsibility to report it to the authorities or file a civil suit. While the Association could notify the lot owner if this behavior is observed, the Association should not be the one to notify the police.

ARC P&P – Motion: Approve ARC Policies and Procedures dated January 2023 with the addition of “or general membership vote.” to the last sentence under Policies and Procedures on page 2. Motion by Glenn, seconded by Dory. Motion passed unanimously.

NEW BUSINESS

Motion: Transfer \$1,548.75 from Reserve to Operations for Business and Maintenance office repairs. Motion by Dory, seconded by Ila Mae. Motion passed unanimously.

Motion: Transfer \$2,950.36 from Reserve to Operations for Sand Lot Room repairs. Motion by Dory, seconded by Ila Mae. Motion passed unanimously.

ARC – Lot 225 gate approval. Withdrawn by lot owner.

Review of Legal Opinion – Our attorney stated that complaint letters do not need to be read out loud in BOD meeting, only referenced. All Board members must have a copy of the complaint for discussion if needed. Confidential matters can be dealt with in Executive Session. His actual response:

The Board is not obligated to read a complaint letter at a public meeting. However, when the Board considers the letter in a Board meeting, it can be done in an executive session as long as no decisions are being made in the executive session. You are correct that at the open Board meeting, the Board could reference the date and sender of the letter with the subject matter instead of reading the letter in its entirety. As long as the directors have

had the opportunity to read it themselves, this limited discussion would be sufficient to allow the Board to decide on the complaint.

Legal Opinion Database – Jay thanked Glenn for putting together a database of previous legal opinions from our attorneys.

R&R Fine Addition – Motion: Add \$100 fine to the Rules & Regs for violation of City Code 6 -6-070: FEEDING WILD ANIMALS PROHIBITED. Motion by Glenn, seconded by Dory. Motion passed unanimously.

BOD Meeting Frequency – Motion: BOD to meet once per quarter effective immediately. Motion by Dory, seconded by Ila Mae. Motion passed unanimously.

Discussion of New Elections Calendar – covered during Elections Committee report.

Director's Attendance Issue – Discussion about removing a Director due to absenteeism, possible topic for Annual Meeting action.

GOOD OF THE ORDER

Dave Cox, Lot 159 – Concerned about invasive old growth ivy. A motion was passed by the BOD in April 2018 about ivy and scotch broom removal. Dave was asked to provide POM with specific locations of the ivy for her to investigate.

Additional Speed Sign – POM mentioned that there has been a request to purchase an additional radar speed sign. After discussion, no need to spend the money, just relocate some of the existing mounting brackets.

Dave Cox, Lot 159 – Asked about road that floods on Outer Drive around Lots 61 and 63. POM stated that she has a plan in place.

Sue Foss, Lot 239 – Concerned about bicycles riding in the wrong direction. A notice will be placed on the reader board at the mailroom. She is also concerned about people driving on her lot.

Joan Muir, Lot 241 – Would like to know if she needs city approval to build a partial concrete driveway. It was suggested she contact the City.

Break at 12:31 pm

Entered Executive Session at 12:36 pm

Returned from Executive Session at 12:47 pm

Executive Session Purpose: Personnel matters.

Motion: Accept decision discussed in Executive Session. Motion by Glenn, seconded by Dory. Motion passed unanimously.

ADJOURNMENT: Motion by Ila Mae, seconded by Dory. Motion passed unanimously. Meeting adjourned at 12:49 pm.