



JULY 2022

VOLUME 30 ISSUE 7

July 2022 CVPOC President's Message

This month ends my third year in the president's role of our owner's corporation. My fourth on the board. Pam and I will celebrate our fifth year living here in September. I have gotten quite the education with these board and committee roles. I wanted to learn how things work and how I could be of service. I would like to share some of these learnings with you.

Very few people have thoroughly read the governing documents of Coast Village Property Owners Corporation. These are the Amended and Restated Declaration of Covenants, Conditions and Restrictions (CC&Rs); our Bylaws; our Rules and Regulations; and the Policies and Procedures of the Architectural Review Committee (ARC). Even fewer of us can remember what is contained in them. Maybe a few understand them. Like so many texts of various belief

NOTICES

- Facility Hours: Hours for the laundry room 24-7 with code, Clubhouse bathrooms—24-7. Clubhouse is open 8:00 a.m. — 9:00 p.m.
- Office hours M-F 9:00 a.m.—3:00 p.m.
- The mailroom is open from 8 am to 8:00 pm.
- Pool is open—9:00 am.—8:30 p.m.
- Satellite Bath with code only.
- BOARD MEMBER MEETING: July 16, 2022 Rose Room Annual Meeting
- Work shop: ZOOM July 13, 2022 at 10:00 a.m..

Board of Directors 2020-2022

President Jay Guettler

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

Vice President Diana Wolfe-Newman

(503) 927-9315

Treasurer Dory Hethcote

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

Tashi Fonteyn

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

Secretary Tommy Brunetto

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

Director Ila Mae Robinson

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

Director Paul Deemer

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

Business Office:

(541) 997-3312

Fax: (541) 902-0103

Available for general business
9am - 3:00pm

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

Phone 360-521-8428

Maintenance Office:

(541) 997-3583

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

Available 24/7 for
park maintenance emergencies

(360) 521-8428

systems, they are often held up as proof that we are doing something wrong instead of being used as guides to help those along the path. I believe that these documents are very much needed and I refer to them often to help me understand what is allowed and maybe some insight on how to go about something. I've read each of them in detail many, many times. I still can't remember every detail of what they contain or which one has the piece of information I'm seeking. I try to remember that my understanding (or lack of) is probably better than most of our neighbors' level of understanding of these documents and work to help us all figure out what they mean. All our documents can be changed—some will take more work than others.

Most of our neighbors are wanting to do the right thing. While an active member of the ARC, I championed the approach of helping our neighbors achieve what they envisioned with their building project while staying within the ARC Policies and Procedures as they were currently written. This approach didn't always result in the owner being able to do what they wanted in the way that they wanted to do it, but it almost always made the interaction a better one. I also noticed that members were more interested in asking questions first, rather than trying to ask forgiveness after they were discovered doing something without permission. I still start with this assumption. If there is something other going on, it will present itself soon enough in the conversation.

I believe that all of our neighbors that have stepped up to be on a committee or a member of the board do so with a mixture of service and protection. For each of us, this mixture is different, as are the ideas of what we are serving and what we are trying to protect. It takes a commitment of time to take on these roles. Many of them are done in the background without much recognition, but Coast Village would not be the place it is without each of these neighbors giving of themselves and their time. Not that you shouldn't be kind to folks who take on roles in exchange for money, yet be especially kind and patient with those who chose to give of themselves so freely. By exhibiting your kindness and patience, you are making it easier for others to do the same and you are making being on one of these committees or on the board a role that has rewards to it greater than monetary.

I am slow to figure out the nuances of Robert's Rules of Order no matter how many times I try to review them. There could be a mental block. Clearly.

When I first started in this role, my education began quickly. Apparently, many people thought by my having this new role of "El Presidente," I would be able to address their concerns more quickly than going to the Park Operations Manager (POM) or bringing the issue before the whole Board. Random conversations on the side of the road became defacto policy-setting sessions. This misunderstanding created a lot of clean-up work. So, I created a little preface to all conversations where the opening line began with something like, "Jay, can I talk with you about something?" or "Jay, I have a question." It goes something like this: "I have no authority, I have no knowledge, and I have no power. Now, how can I help you?" The basic process for almost all concerns is as follows:

Call the office and find out what the process is or if they have an answer to your question.

President's Message cont.

If you don't like the process that they lay out for you or the answer that they give you, have them give you a form to have the item put on the agenda for the next board meeting. It will have to be sponsored by a board member, but I've never heard of something being denied yet.

If you don't like what the board has to say on the subject, you can put together an agenda item for the Annual Meeting held in July. These agenda items cannot be refused by the board. Present your case to your neighbors.

I see my role as mainly one to facilitate the processes within the board meeting. The board members are the ones who make the decisions, with the exception of the Annual Meeting where the members make the decisions.

There are two sides to every story and four sides that you don't know about. I modified the familiar saying with the last part about the "...four sides..." to include my experiences. This lesson sneaks up on me still today. Issues are framed or stories are told to illuminate the facets that are important to us and diminish those that do not show our issue in the best light. It is easy to get caught up in a story and see it as all-encompassing upon first hearing about the issue. And, it is until you hear another perspective. They rarely seem to agree. Then, catching wind of yet another version of the story, it's hard to tell what exactly is going on. What I have found is that I will never have the complete story and have to act with the idea that there is enough truth in every perspective to hold their particular story together. I would not make a good lawyer or a competent judge.

I have one more year as "El Presidente" for CVPOC and I'm sure that I'm not done learning yet.



HURRAH!!!! TILLIE'S BACK.



RECIPE CORNER

CREAMY CHICKEN WILD RICE SOUP

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

- **Step 1**

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

- **Step 2**

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

- **Step 3**

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

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

If you haven't voted, please do so. Apologies from the Election Committee for the original ballot error.

Please, fill out the "Corrected" Ballot and submit to the office or mail in to the Elections Group.



July 2022

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4 Holiday no garbage R.R. RE- SERVED	5 garbage 9 am	6 Coffee / Donuts 10:00 Bingo 6-8 pm	7	8	9
10	11 Garbage 9 am Ballot return Deadline	12 Brush 9 am ARC 4:30	13 BOD Workshop 10 am (Zoom)	14	15	16 ANNUAL BOD Meeting 10am
17	18 Garbage 9 am	19 Brush 9 am	20	21	22	23
24	25 Garbage 9 am	26 Brush 9 am ARC 4:30	27	28	29	30/31



Here's to celebrations! Happy Birthday!



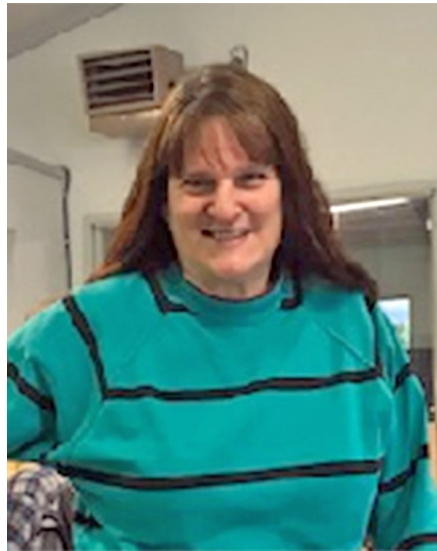
Cristal Flores *July 1st*
Ted Hocker *July 4th*
Leon Tilton *July 7th*
Patti Shields *July 7th*
Becky Lowe *July 17th*
Gary McIlwain *July 18th*
Jude Craddock *July 28th*

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





Jay Guettler
President



Diana Wolfe-Newman
Vice President



Dory Hethcote
Treasurer



Tommy Brunetto
Secretary



Paul Deemer
Director



Tashi Fonteyn
Director



Ila Mae Robinson
Director

OPERATIONS, Carlla Vandevyver

OPERATIONS REPORT JUNE 11, 2022 BOARD OF DIRECTORS MEETING

I have been working with the Finance Committee on the upcoming year budget and working with the accountant to end the year and present the financials.

We have no big projects planned for this upcoming year. We need to do some work on our security systems and run a new conduit for cable at the front of the park.

We will be purchasing two appliances in July for the laundry room.

We just received extremely high marks for our pool care from the County. We are one of the top two in all of Lane County for record keeping, pool water quality and overall pool health.

We completed repairs on the small truck for 1800.00.

We have planted two Spruce trees donated by Tashi Fonteyn. One went in the area by the post office, one at the front of the park.

We have trees being removed at the satellite bath. We delayed removal because we had baby crows in a nest and did not want to destroy the nest and harm the young birds. They should be out of the nest in 30 days or so. Although there is concern regarding removal of trees in CV, some of the trees are privately owned, and are dying (shore pines) one leaning towards the bath and very top heavy, one leaning towards a lot owner's dwelling and they have asked for it to be removed. The removal of the pines will allow the firs that are growing there to thrive.

We planted two bushes in the cut out area along Rhody where a tree was removed and then some excessive trimming was done by an owner. The foliage should fill in the gap along the bank nicely by next year.

We continue to have some issues in the clubhouse with dirty dishes being left in the sink, as well as toilet paper over-use or theft in the woman's bathroom. If you have been taking toilet paper, please stop! The heater in the men's room in the satellite bath is currently broken, I will be replacing it later in the year. Both heaters there will be changed to a timer option only.

I have our electrician coming to CV to assess our pool light issue and also will be having him install timers on the heaters in the clubhouse. This should cut down our electric bills significantly.

We are moving forward to add a concrete patio block area with picnic tables where the volley ball play area is. The area is not being used and growing with stickers that have been spreading into the playground ar-



Question of the Month!

When do I need to submit an ARC Fence Request?

Every fence or gate needs to be submitted to the ARC, which evaluates the project. If the ARC approves the project, it is then submitted to the Board of Directors for approval. Only after the BOD has approved the project may it be installed.

The CC&Rs state: 5.13

Fences: No fence, gate or similar structure may be constructed or placed on any Lot without the prior written approval of the Board of Directors and Architectural Review Committee.

This includes dog containment fences, temporary fences, driveway gates, etc.

Fence repairs will generally need approval as well. Very minor repairs that do not change any characteristics of the fence do not. But anything major that might be construed as a "new" fence would be best to submit an application.

Any repairs to a property line fence needs approval as it is in the greenbelt and is subject to a different level of conditions.

Bottom line: if you are installing any kind of fence or gate, fill out a fence request form. Better to not need approval than get a fine.

PARK OPERATIONS PP 2

ea and walking path. We have dug them out for 3 years and have been unsuccessful in ridding the area of them. Many have requested a patio area there and it is a good use of the space, close to the clubhouse for gatherings which extend outside and near the horseshoe pit which is still used. I had thought to put a fire pit there but for safety reasons have decided not to. We will put some pots with flowers etc. to make it an attractive area for owners to set and visit or eat.

The cost is reasonable while increasing value of the common area.

We continue to have issues with the vandalism on the key pads at the post office and laundry. We are looking for a heavier duty commercial type pad which will protect the pads from continuing destruction.

Our Workers Compensation rates have dropped for this coming year. The total premium has dropped by \$374.00 for a good experience rating. The total policy cost is \$3,076.59 per year.

Our auto insurance policy has increased somewhat and our liability policy up \$100.00. Our total insurance costs each year for everything is \$11,284.00. This is all coverage we “must legally” have and shows where some of our spending goes.

We are currently experiencing some issues with our Quickbooks software. We had a 2013 version and it is starting to give us errors as well as crashing and making it impossible to email statements. I am working on resolving the issue and we are updating our Quickbooks to a newer version.

The new copier is working excellent with no service issues. I know we have been enjoying the color copies of the newsletter but I expect I will return to Black and White to keep ink costs down using the color only on special occasions.

Costs continue to go up somewhat, especially fuel costs and propane.

We have been advised we have some carpenter ants at the clubhouse entrance and will be treating that area ourselves.

Carlla vandevyver



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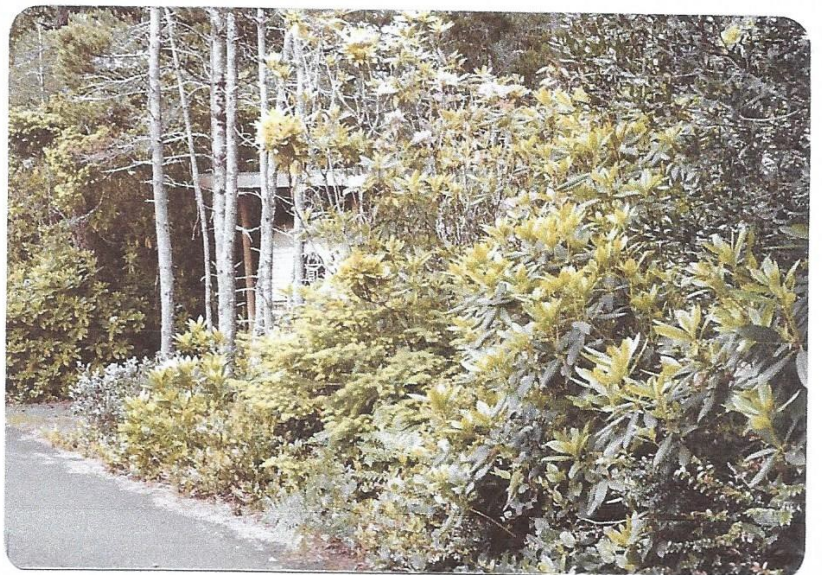
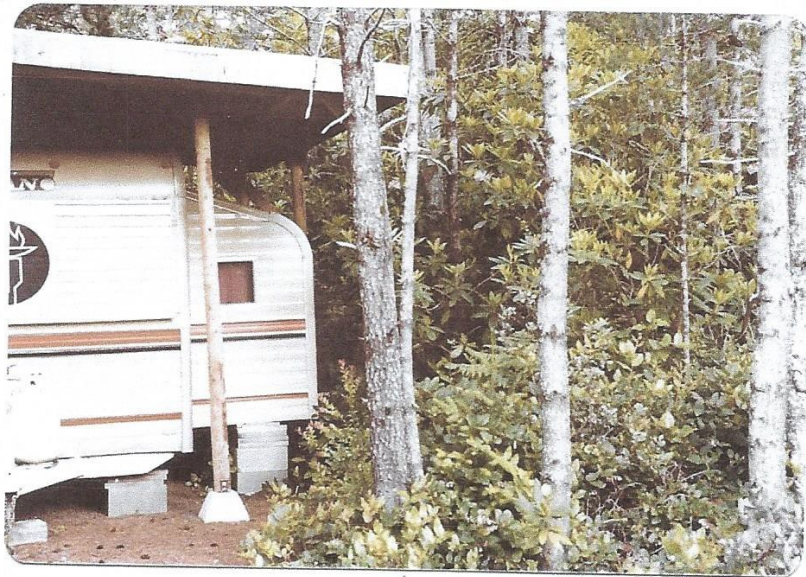
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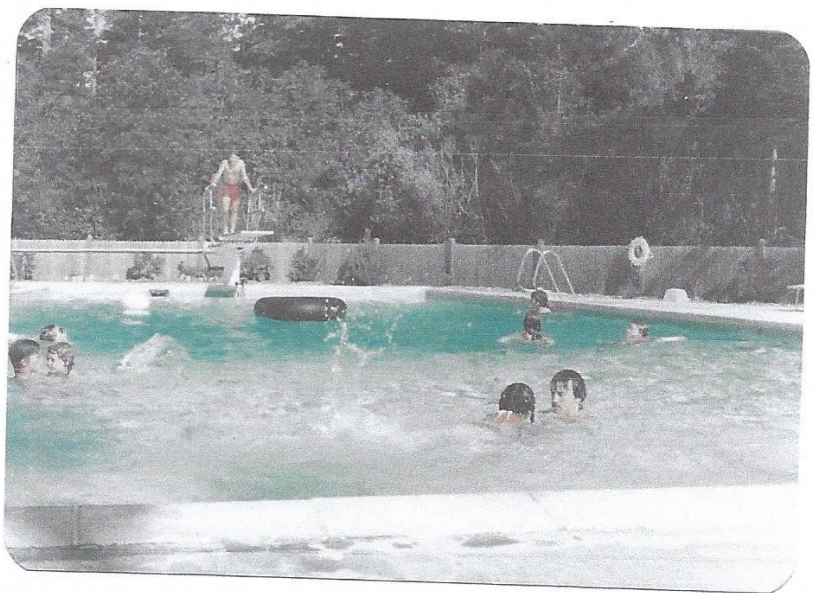
NEWS FROM THE ARC
Tashi Fonteyn, Chair

In July 1972, my parents and I were accidentally introduced Coast Village Campground. I was a year old, and it was my parents' dream to work hard, support their family and have a magical forest-by-the-beach, family campground, where we could spend all summer at the Oregon Coast every summer.

I will turn 51 at the end of June, making this my 50 year anniversary here at Coast Village. I cannot believe so many years have passed. I want to share with you all, a quick glimpse at what I see when I walk or drive around The Village.

I hope by sharing with you, some of my memories of this place; it will help you understand why I feel emotionally connected to the land and why I feel strongly about the way we treat and protect her. I want to have something beautiful to pass down to my son, the third generation at Coast Village.





Robert Bishop and Mike Brady

This is our great full time Maintenance Team.

We also have Ben Davidson and Jake Grigsby who helps us part-time.

Jennifer Brady is our new housekeeping staff person.



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Florence Pet Sitting Service: 512-633-4177

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Hi neighbors!

You might call us crazy (you wouldn't be the first). We have listed our 20 acre Texas property for sale. Yes, we put a lot of work into it. Yes, we love it. We are just not the types to ever be "done" with the project. We love the land, the view, the people, but we really love being out on the road.

The road. It's so wonderful. Gas prices? Not so much. We have decided to take it very slow. In fact, it's going to take us a year to get to y'all!

This is a short story because we are busy packing our stuff and getting everything spiffy for selling.

Love to all y'all
Kim and Michelle



ANNUAL MEETING INFORMATION:

There are only 7 things that MUST be on the agenda and they are listed in Bylaws 2.3.d.

FYI- 2.3.d(4) often confuses people- it refers to proposing an amendment to the governing documents that MUST then go through the required balloting process for that document. Those documents can never be amended at the annual meeting, what 2.3.d(4) says is that you can't even take any action related to those documents unless it is on the agenda.

Hopefully this isn't an issue this year but just in case- CV cannot require lot owners to submit agenda items in advance, here is the logic:

- 1- Bylaws 2.5 requires the President to run the annual meeting under Roberts.
- 2- At the annual meeting, under Roberts, the President acts as chairman, the lot owners are 'members of the body' and all lot owners are equal, Directors have no special 'powers'. (at monthly BOD meetings, the Directors are 'members of the body' and lot owners are guests.)
- 3- Under Roberts, any member of the body can make a motion during New Business, whether on the agenda or not, with the exception of just the 7 specific items in 2.3.d. If the motion gets a second from another lot owner, debate is opened and the President moderates it until the members want a vote or the motion is withdrawn.

NOTE: The Agenda will be posted 10 days prior to the Annual Meeting, the Agenda to the “Regular Meeting” will also be posted.





Ila Mae, Sharon, and Barbara are the winners of the Raffle Sharon and Barbara are from the west side. We had 4 prizes and Barbara won 2 of them including the quilt.

A great BBQ Event—Huge thanks to the Activities Committee for all they do and of course the BBQ Kings!!!!

A huge thank you for donations, a quilt from Rachelle Emigh, sea glass and humming bird feeder from Becky.



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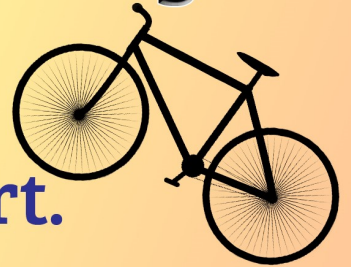


Bicycle Tune-ups & Repairs (541) 991-7072 to leave message



Scan code to go
to Green Bike's
Website

Also accepting donations
for Green Bike in Waldport.



Supports Seashore Family Literacy





Jerry, Becky, Dee and Elsie weeded and planted new plants in the Memorial gazebo for Carl and Lucille Lonnecker.

BEAUTIFUL!!!!

DON'T FORGET TO SIT IN THE GARDEN AND JUST REST AND RELAX!

Tommy & Becca

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

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

Email. Tbrunetto405@gmail.com

COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETINGS - CVPOC - Rose Room

APPROVED 6/11/22

Board Meeting: 10 am April 16, 2022

Meeting held in the Coast Village Rose Room

President Jay Guettler, Vice President Diana Newman on Zoom,

Treasurer Dory Hethcote,

Directors; Tommy Brunetto, Paul Deemer, Tashi Fonteyn

Park Operations Manager Carlla Van De Vyver

Members present: Ben Davidson Lot 229, Kathy Melahn Lot 23, Joan Muir lot 241, Glenn Singley of Lot 152, Sue Voss lot 239

Meeting called to order at 10:00am

Quorum Met

Additions to the agenda – Good of the Order

Governing document review: House bill 2934.

Election Dates.

Office copier

Without objection: Agenda approved

Previous Minutes

Previous minutes read by Dory Hethcote.

Some changes were made, including correcting lot numbers.

Motion to approve the minutes as modified for March.

Motion made by Tashi Fonteyn, seconded by Dory Hethcote.

Motion passed unanimously.

POM report

POM report read by Park operations manager Carlla Van De Vyver. Addition to the written document is that POM spoke with the bank and a change doesn't need to be made per her recommendation.

ARC Report

ARC Chair Tashi Fonteyn read the ARC Report. POM asked if there was an accurate drawing of lot 26 and if there will be a request for the board to approve a fence. Tashi said yes there is

an accurate drawing, but the request came in too close to the meeting date for ARC to set an appointment for inspection. That is happening the first part of next week. Joan Muir lot 241 had a question for the ARC. ARC's advice: It is a good idea to put the ARC application in, just to be sure. Worst case scenario you have the work done, and you didn't put the application in. That can result in fines. Best case scenario, you put the application in, and you didn't need it.

Treasurer's report

Treasurer's report read by Treasurer Dory Hethcote

Motion to move \$58,153.88 from reserve to operations:

\$1,230.64 for the pump station #1 electrical

\$19,888.00 for Coast Paving

\$33,300.00 for the pump station #1 retrofit

\$1,805.24 for clubhouse electrical

\$1,930.00 for camera line repair

Motion by Dory Hethcote, Seconded by Tashi Fonteyn

Motion passed unanimously

Activities report

Activities report read by Tommy Brunetto

Old Business

Hud Fair housing investigation

POM says we are in a holding pattern, our liability insurance company has retained an additional attorney to assist in the resolution of the case.

Greenbelt inspection and right to enter-Discussion

Motion to approve a one page document (presented on Saturday) greenbelt inspections.

Motion by Diana Newman, Seconded by Tashi Fonteyn

Discussion: Tashi said that she has the one page document in front of her. Jay asked if everyone had the opportunity to read this. Tashi said it should be tabled until people are familiar with it. Diana talked about the supporting documents she put together in March, and requests that the board read it. There was much discussion regarding clarification.

Tashi would like the ARC to have the authority to discuss corrective greenbelt issues in the moment, and believes that is in essence what this document is trying to do. POM says that there is nothing in place that prevents the ARC from addressing greenbelt issues in the moment. Jay says that if there is a conflict type of situation, then we have the ability to write a letter of intent to inspect, but otherwise it shouldn't be an issue. POM agrees.

Motion tabled until June

Break at 11:00am

Return at 11:05am

Approval of written information for distribution regarding greenbelt rules.

Glenn Singley lot 150 reminded that in May of 2019 the board authorized POM to address greenbelt violations, with the ability to fine.

After further discussion, agenda item tabled until June.

New Business

Complaints:

Complaint loud music x 2

POM has received several complaints about loud music. POM has fined and communicated with the complainant. The member in question says that they are in the time the city declares to be lawful, but the POM would like to have a new rule regarding disturbances.

Joan Muir 241 Horseshoe bend says she has been dealing with this situation since 2016. The music is so loud that it rattles their windows. Jay would like Joan to collaborate with the board on regulation definitions.

After much discussion by several members, Jay said there should be a committee to create an agenda item to create a rule, this meeting is not the format.

After further discussion: Dory asked Joan to create a committee.

Loose dogs x2

POM discussed a member who has an issue with their dog getting loose. It doesn't hurt anyone and isn't dangerous, but it is running loose. Dory is going to inspect the fence with Glenn Singley and possibly reinforce it. Tom Melahn lot 23 says he will help fix the fence.

Lot appearance complaint

There is a written complaint about a lot that is a bit unsightly.

Pom addressed the issue, and is monitoring the situation.

Lot 31 Is requesting a reduction in the greenbelt fines they have received. There are ongoing issues, including 140 phone calls to the POM from one of the former tenants. The situation is under review of the POM and the ARC. Jay asked the POM to put the request for the greenbelt fine reduction on the June agenda.

Jay asked if there was further discussion, or questions: Dory wants to know whether the destruction of the greenbelt is new or old. Tashi described the extensive new destruction. ARC has been there several times.

Discussion: Wording in CC&R's about signs and how it will affect political signs in upcoming elections

Jay said no motion was developed, during the workshop. He stated that if the membership wants to see this on the agenda for the annual meeting. They need to add this item to the annual meeting agenda. POM says that there is already a rule in place against all signage, this includes political signs. There is no need for another rule, there should be enforcement of the current no signage rule. It is in the CC&R's.

After a great deal of discussion by multiple members, including flags on flag poles only, (possible annual meeting agenda item) no further action taken.

Good of the Order

Ila Mae discussed Elections Committees dates

Election Schedule: On May 10th declarations will be made available: pick up in the office, post office, or website.

June 10th declarations must be returned by

June 14th ballot mailing

July 11th Ballot return by date

July 12th Ballot Count

July 16th annual meeting

There are 3 positions open for election

Dory Hethcote, Ila Mae Robinson, and Paul Deemer

Glenn Singley reminded that the new board isn't seated until the first board meeting after the annual meeting. Diana asked if any current board members that are up for re-election, going to run again. Dory said she is.

Glenn Singley lot 150 : Glenn believes that the BOD needs to improve in the area of reading documentation concerning agenda items before the monthly workshops. An agenda item is being put out for 3 months because a lot of the board members did not read the documents. He reminds us that the board has a responsibility to the membership, and reading the documents put forward in a timely manner is a part of that responsibility.

Sue Voss lot 239 wants to say Thank You to the employee who did the lot, parking spot lines.

Kathy Melahn lot 23 asks what the position on the soft top carports is. Tashi said that currently the ARC's position is to wait to see what happens at the annual meeting. Someone should put in on the Annual Meeting Agenda, due to the widely varied positions regarding them. There was a great deal of discussion by multiple members regarding the annual meeting agenda item processes.

Governing document review: House bill 2934, Discriminatory language.

Motion to pay the attorney \$900 and allow the lawyer to move forward with the modification of the governing document review.

Motion by Dory Hethcote, seconded by Tommy Brunetto

After discussion

Motion Passed unanimously.

Motion to go into executive session.

Motion made by Tashi Fonteyn, Seconded by Tommy Brunetto

Motion Passed unanimously.

Break at 12:15

Return at 12:20

Entered executive session at 12:20

Returned from executive session 1:28pm

Banner bank, no changes at this time, monitoring.

Discussion of personnel matters, no motions required.

Copier

Motion to obtain new copier for office at POM discretion on lease/buy options.

Motion made by Tashi Fonteyn, Seconded by Tommy Brunetto

Motion passed unanimously.

Motion to deny appeal from lot 18 for rental storage lot 11.

Motion by Dory Hethcote, Seconded by Tommy Brunetto

Motion Passed unanimously.

Motion to adjourn: Made by DoryHethcote, Tashi Fonteyn seconded.

Motion passed unanimously. Meeting adjourned 1:31pm.

The Thrift Shop

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Hours:

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

If you would like to donate items to benefit the animals at our shelter, bring them to our donation room during business hours. We are asking the community for dishes, utensils, pots & pans, appliances, and clean/gently used linens. We will assist you and provide you with a receipt. If you have larger items you may arrange for them to be picked up by calling (541) 997-2340.

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



DECLARATION OF CANDIDACY CVPOC DIRECTOR

Requirements for candidates:

- Must be a member in good standing. All dues, assessments, and CVPOC electric bills (if applicable) must be current. (Bylaws § 4.5.a)
- Must be an owner of record of a lot in Coast Village and have proof of ownership on file in the Coast Village office or proof must be provided at the time of filing. (Bylaws § 4.5.a; ORS 94.639)

Check appropriate box below.

- | | |
|--------------------------|--|
| ☐ | Proof of ownership on file in CVPOC office. |
| ☐ | Proof of ownership provided with declaration. |

- Must be willing and able to attend all regular and special board meetings.

DECLARATIONS OF INTENT TO RUN MUST BE DATED AND SIGNED

I hereby declare my candidacy for the position of CVPOC DIRECTOR

Declaration must be received by 3:00 p.m. on Friday, June 10th, 2022.

NAME (please print): Susan Hekimoglu

ADDRESS (mailing):

193 Nob Hill Florence, Oregon 97439

Coast Village Property - LOT #: 193

TELEPHONE: 541-912-0270

E-MAIL: susan.hekimoglu@outlook.com

REASONS FOR RUNNING FOR THIS POSITION:

I am seeking a position on the CVPOC Board to enhance my knowledge and understanding of how things get done here in our beautiful community. I want to ensure that we are preserving the charm of our village, work to enhance and ensure the continued safety and security of our properties and residents, and to be a good representative of Coast Village lot owners as issues arise.

(Use the backside of this page if additional space is required)

BACKGROUND (Please be specific. Take time to tell us who you are!):

I grew up in Florence - went to elementary, middle, and graduated from SHS in the class of 1974. Go Vikings! After graduation, I continued to reside in Florence until I was 22. I then moved to San Francisco, which is where I met and married my husband. We started a family and decided to move back to Oregon where we had family support. We raised our three children in Eugene. My family always maintained a house here in Florence, so we all could visit frequently. my husband and I divorced in 2015, and I jumped at the opportunity to move back to Florence.

(Use the backside of this page if additional space is required)

SIGNATURE: Susan Hekimoglu DATE: June 10, 2022

Declarations may be delivered to the CVPOC office, emailed to: office@cvpoc.com; Attn: Elections, faxed to (541-902-0103), or mailed to: CVPOC Elections Committee, 55 Outer Drive, Florence, OR 97439.

Declaration must be received by 3:00 p.m. on Friday, June 10th, 2022.

BACKGROUND: (continued; please take time to tell us who you are!)

I worked for Lane Transit District in Eugene for 30 years, primarily in the Accessible Services Department, where I oversaw programs for older adults and people with disabilities, which included the rural services, such as the Rhody Express.

As part of my career at Lane Transit, I worked with a variety of board and oversight committee, including the City of Florence Transportation Committee.

I retired in 2016, and bought lot 193 here at Coast Village in 2018. I remember watching Coast Village being developed back in the late 60s when I was in middle school. I lived down on 17th Street at the time, and me and my friends came to run around and ride our bikes in Coast Village on the weekends, even sneaking in to swim in the pool (don't tell anyone). So, buying a lot here really did feel like "coming home." As an avid glampers, I always thought it would be cool to own my own glamp-site. I have a special affinity for this place. I love it here, and I would be honored to represent all of us. owners here at Coast Village as a member of the CVPOC Board.

DECLARATION OF CANDIDACY CVPOC DIRECTOR

Requirements for candidates:

- Must be a member in good standing. All dues, assessments, and CVPOC electric bills (if applicable) must be current. (Bylaws § 4.5.a)
- Must be an owner of record of a lot in Coast Village and have proof of ownership on file in the Coast Village office or proof must be provided at the time of filing. (Bylaws § 4.5.a; ORS 94.639)

Check appropriate box below.

Proof of ownership on file in CVPOC office.

Proof of ownership provided with declaration.

- Must be willing and able to attend all regular and special board meetings.

DECLARATIONS OF INTENT TO RUN MUST BE DATED AND SIGNED

I hereby declare my candidacy for the position of CVPOC DIRECTOR

Declaration must be received by 3:00 p.m. on Friday, June 10th, 2022.

NAME (please print): Lisa Von Wald

ADDRESS (mailing): 86 Outer Dr.

Florence, OR 97439

Coast Village Property - LOT #: 86

TELEPHONE: 541-961-5462

E-MAIL: lisa.jvw@att.net

REASONS FOR RUNNING FOR THIS POSITION:

Please see reverse

(Use the backside of this page if additional space is required)

BACKGROUND (Please be specific. Take time to tell us who you are!):

Please see reverse

(Use the backside of this page if additional space is required)

SIGNATURE: Lisa Von Wald

DATE: 6/10/2022

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Declaration must be received by 3:00 p.m. on Friday, June 10th, 2022.

I have several reasons for running for position as CVPOC Director:

1. Because I'm new to Coastal Village I wish to learn more about the community and residents. I have attended several Zoom BOD workshop and BOD meetings and found them informative and interesting.
2. I care about the community I live in and want to contribute to its well being. This includes being aware of and part of developments at board and management levels that affect community members.
3. Changes in the demographics and environment of Coast Village, Florence, the central coast, are inevitable and will require flexibility in our community as we go forward. I would like to be a part of the process.

Background

1. I'm retired and have worn many hats during the last few decades. I have worked in customer service for a small direct-mail company, in clerical and accounting positions, as a technician for a water agency, and goat rancher.
2. My interests: our environment, bicycling, geology, gardening.

**DECLARATION OF CANDIDACY
CVPOC DIRECTOR**

Requirements for candidates:

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 - Must be an owner of record of a lot in Coast Village and have proof of ownership on file in the Coast Village office or proof must be provided at the time of filing. (Bylaws § 4.5.a; ORS 94.639)
- Check appropriate box below.**

**Proof of ownership on file in CVPOC office.
Proof of ownership provided with declaration.**

- Must be willing and able to attend all regular and special board meetings.

DECLARATIONS OF INTENT TO RUN MUST BE DATED AND SIGNED

I hereby declare my candidacy for the position of CVPOC DIRECTOR

Declaration must be received by 3:00 p.m. on Friday, June 10th, 2022.

NAME (please print): ROGER EMIGH
ADDRESS (mailing): 76 CASTAWAY COVE

Coast Village Property - LOT #: 76
TELEPHONE: 602-625-0962
E-MAIL: remigh@gmail.com

REASONS FOR RUNNING FOR THIS POSITION:

It seems to me that the BOD should focus on controlling spending so as to minimize increases in our HOA dues without reducing services. The BOD would also benefit from a good understanding of what our CC&Rs, ByLaws and State HOA laws require and, just as important, prevent our HOA from doing.

Background - OWNER SINCE 2000, BOD 2014-2020
President 2015-2019
(Use the backside of this page if additional space is required)

SIGNATURE: [Signature] DATE: 6/9/2022

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Declaration must be received by 3:00 p.m. on Friday, June 10th, 2022.

DECLARATION OF CANDIDACY CVPOC DIRECTOR

Requirements for candidates:

- Must be a member in good standing. All dues, assessments, and CVPOC electric bills (if applicable) must be current. (Bylaws § 4.5.a)
- Must be an owner of record of a lot in Coast Village and have proof of ownership on file in the Coast Village office or proof must be provided at the time of filing. (Bylaws § 4.5.a; ORS 94.639)

Check appropriate box below.

☒ **Proof of ownership on file in CVPOC office.**
Proof of ownership provided with declaration.

- Must be willing and able to attend all regular and special board meetings.

DECLARATIONS OF INTENT TO RUN MUST BE DATED AND SIGNED

I hereby declare my candidacy for the position of CVPOC DIRECTOR

Declaration must be received by 3:00 p.m. on Friday, June 10th, 2022.

NAME (please print): SUSAN KALINA

ADDRESS (mailing): 57 Outer Dr.
Florence, OR 97439

Coast Village Property - LOT #: 57

TELEPHONE: (541) 378-7282

E-MAIL: grouse.butte@gmail.com

REASONS FOR RUNNING FOR THIS POSITION:

Very simply: "If you're not part of the solution, then
you're part of the problem."

(Use the backside of this page if additional space is required)

BACKGROUND (Please be specific. Take time to tell us who you are!):

- Retired after spending over 30 years in the Dental
Field as Office Manager, Dental Assistant and Dental
Hygienist
- Grew up in Ohio and Pennsylvania and Texas
- Have lived in Oregon 41 years. (cont.)

(Use the backside of this page if additional space is required)

SIGNATURE: Susan Kalina DATE: 6/8/2022

Declarations may be delivered to the CVPOC office, emailed to: office@cvpoc.com; Attn: Elections, faxed to (541-902-0103), or mailed to: CVPOC Elections Committee, 55 Outer Drive, Florence, OR 97439.

Declaration must be received by 3:00 p.m. on Friday, June 10th, 2022.

BACKGROUND: (continued; please take time to tell us who you are!)

- Have two grown children - 1 who lives and works in Eugene, and is married = Trevor, son
1 who divides her time working and living between Portland, OR and Dallas, TX (Daughter)
- Jerry Sanford (Husband) and I have been together for 33 years; Jerry is retired from over 20 years of having his own log truck, but came out of retirement recently to work for Duman Inc. driving log-board-building-gravel-dump-trucks.
- Jerry and I spent 8 months on our own 38' sailboat Catamaran in Key Biscayne, Florida and also traveling the United States in our 5th wheel. (After selling our 75 acres and large home in Roseburg, OR)
- We spent 8 months volunteering at the Umpqua River Lighthouse as Tour Guides. We liked the area and decided on Coast Village because of the City of Florence and the flexibility of Coast Village living.
- I have been involved or a member of the following:
 - American Business Women
 - Women in Construction
 - Commercial Insurance License
 - Graduated from University of Pittsburgh, PA
 - Presbyterian Member of Church
 - Staff of State Representative, Oregon Legislature
 - Currently Working Part Time at Umpqua River Lighthouse
- Hobbies: Knitting, Gardening, Traveling, Former Horseback Riding and Showing Dressage Horses
- I believe all of the above various jobs will give me the ability to assist other Board Members to maintain and improve our lives at Coast Village.

DECLARATION OF CANDIDACY CVPOC DIRECTOR

RECEIVED JUN 06 2022

Requirements for candidates:

- Must be a member in good standing. All dues, assessments, and CVPOC electric bills (if applicable) must be current. (Bylaws § 4.5.a)
- Must be an owner of record of a lot in Coast Village and have proof of ownership on file in the Coast Village office or proof must be provided at the time of filing. (Bylaws § 4.5.a; ORS 94.639)

Check appropriate box below.**Proof of ownership on file in CVPOC office.****Proof of ownership provided with declaration.**

- Must be willing and able to attend all regular and special board meetings.

DECLARATIONS OF INTENT TO RUN MUST BE DATED AND SIGNEDI hereby declare my candidacy for the position of CVPOC DIRECTOR**Declaration must be received by 3:00 p.m. on Friday, June 10th, 2022.**

NAME (please print): Ila Mae Robinson
 ADDRESS (mailing): 153 Outer Drive
Florence, OR. 97439
 Coast Village Property - LOT #: 153 Outer
 TELEPHONE: 541-999-1081 cell - Home 541-991-3891
 E-MAIL: seamstressila@gmail

REASONS FOR RUNNING FOR THIS POSITION:

I believe its a privilege to serve on the
board, and to help when possible.

(Use the backside of this page if additional space is required)

BACKGROUND (Please be specific. Take time to tell us who you are!):

I've lived in Florence for many years - 25
of them in Coast Village. I believe it is an
honor to live in this park - and still be in the
middle of the city! I will do my best to
continue to serve the Board.

(Use the backside of this page if additional space is required)

SIGNATURE: Ila Mae Robinson DATE: 6/7/22

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Declaration must be received by 3:00 p.m. on Friday, June 10th, 2022.

Declaration of Candidacy for CVPOC Director

Requirements for candidates:

- Must be a member in good standing. All dues, assessments, etc. must be current. (Bylaws § 4.5.a)
- Must be an owner of record and have proof of ownership on file in the Coast Village office. (Bylaws § 4.5.a; ORS 94.639)
- Must be willing and able to attend all regular and special board meetings in person or by video/phone.

By submitting this form you verify your intent to run for CVPOC Director.

* Required Fields

I hereby declare my candidacy for the position of Director

NAME: * Dory Hethcote

ADDRESS: * 97 Outer dr, Florence, or 97439

CVPOC LOT #: * 97

TELEPHONE #: * (541) 610-5467

E-MAIL: * hethcote1950@gmail.com

REASONS FOR RUNNING FOR THIS POSITION: *

1. I have been a director for 3 years and it has been a very interesting and rich experience. It is my belief that if I want a healthy, sustainable community then I need to participate in the governing of that community through assisting my neighbors, donating time to being a director.

2. I feel strongly we must protect our investments in our homes and surroundings. It is vital that we need to learn how the infrastructure of our community works financially, socially, spacially while we promoting those aspects of the Coast Village that make it a very unique and probably irreplaceable coastal home park.

3. I feel I belong in this community and look forward to the stewardship of keeping the sweet nature of our community, its green and lush forest, the sense of safety while walking and the comradery that comes walking and talking, meetings, joining the BOD.

Declaration of Candidacy for CVPOC Director

BACKGROUND (Please be specific. Take time to tell us who you are!): *

I am a retired nurse practitioner and in my job I learned to be a listener...To hear what people wanted to say and at other times to intuit what was really going on. The duties of the directors is multifaceted but as we represent the people of the community I feel we must listen to their questions, their upsets and conflicts, to find out what they really want from the community and it's BOD. If the village is silent and we can not hear them, how can we represent them?

So I have also been involved in years of training not just in listening to people, but helping them live their lives more involved, more invested, and empowered. An important skill set I think I bring to the community is that I have experience of helping people discuss and resolve conflicts which is vital in a small community.

I have been involved with many committees, governing groups for the Red Cross, American Diabetes Association, helped start a grass roots farm workers clinic in California and was active for a small HOA board in Central Oregon for 5 years.

Thank you for your support.
Dory Hethcote

By entering your name you verify your intent to run for CVPOC Director. You will receive a confirmation phone call.

SIGNATURE: *

Dory Hethcote

DATE: *

05/09/2022

Submit Form

You may need to open your email program to send form after clicking Submit Form.

Please email form to: office@cvpoc.com

DECLARATION OF CANDIDACY CVPOC DIRECTOR

Requirements for candidates:

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- Must be an owner of record of a lot in Coast Village and have proof of ownership on file in the Coast Village office or proof must be provided at the time of filing. (Bylaws § 4.5.a; ORS 94.639)

Check appropriate box below.

- | | |
|-------------------------------------|---|
| ☒ | Proof of ownership on file in CVPOC office. |
| ☐ | Proof of ownership provided with declaration. |

- Must be willing and able to attend all regular and special board meetings.

DECLARATIONS OF INTENT TO RUN MUST BE DATED AND SIGNED

I hereby declare my candidacy for the position of CVPOC DIRECTOR

Declaration must be received by 3:00 p.m. on Friday, June 10th, 2022.

NAME (please print): Glenn Singley

ADDRESS (mailing): 150 Outer Dr Florence, OR 97439

Coast Village Property - LOT #: 150

TELEPHONE: 541-590-2650

E-MAIL: glenn@cvpoc.com

REASONS FOR RUNNING FOR THIS POSITION:

I believe in Coast Village and want it to be a great place to live.

(Use the backside of this page if additional space is required)

BACKGROUND (Please be specific. Take time to tell us who you are!):

I served on the BOD in 2019 - 2021 and have been involved in many committees over the 7 1/2 years we have lived here. I have contributed a lot to Coast Village and will continue to do so. Some of the committees I have been involved with are: ARC, Finance Committee, Personnel Committee, CC&R/Bylaws Committee, and started the original Greenbelt Committee.

(See second page)

(Use the backside of this page if additional space is required)

SIGNATURE: 

DATE: 6/10/22

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BACKGROUND: (continued; please take time to tell us who you are!)

Some of the things I have contributed to Coast Village are: designing and maintaining our website, getting WiFi installed in the laundry/mailroom, upgrading office laptop instead of buying a new one, maintaining a database of BOD and Annual Meeting actions to prevent duplicate or contradicting future actions and provide research on past actions, and some other things to help the Village.

I have attended 90% of the BOD meetings since we moved here and have provided some (hopefully) valuable input over the years.

I have extensive knowledge of our governing documents and understand that they are not perfect, but they are what we have to live with and will take into consideration all aspects of an issue to make decisions. Every lot is different and needs to be addressed that way.

CLARATION OF CANDIDACY CVPOC DIRECTOR