

COAST VILLAGE REPORTER

June 2021

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

VOLUME 28 ISSUE 6

Board of Directors 2020-2021

Jay Guettler
President (541) 991-9478
jay@cvpoc.com

Diana Wolf-Newman
Vice President
(503) 927-9315

Dory Hethcote
Treasurer (541) 610-5467
hethcote1950@gmail.com

Donna Rudd
Secretary (541) 590-5019
rudd.donna@gmail.com

Glenn Singley
Director (541) 590-2650
glenn@cvpoc.com

Ila Mae Robinson
Director (541) 991-3891
seamstressila@hotmail.com

Paul Deemer
Director (818) 388-8901
Paul@cvpoc.com

Business Office: (541) 997-3312
Fax: (541) 902-0103
Available for general business
9am - 3:00
Office staff: Nancy Brock
Park Operations Manager:
Carla Van de Vyver
POM@CVPOC.COM

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

Website:
www.coastvillageflorence.com

June 2021 CVPOC President's Message

The preparations for the Annual Meeting are well underway. Please put July 17th on your calendar to hold the date. The meeting is set to begin at 10:00 am, but activities like signing in and catching up with neighbors will take some time. Plan to show up at the clubhouse a bit early. If there are enough people who are interested in attending the meeting via the zoom online meeting platform (5 minimum), they should also get signed in early to make sure there are no technology hurdles in their way.

I know that there are plans developing for a bar-b-que. They are still coming together at the time of this writing, so I'll save the details for next month. Historically, the bar-b-que lunch is provided in the middle of the meeting. This gives us a chance to chat with each other and keep up our energy for the last part of the meeting.

The meat of the actual meeting is the proposals and motions brought before the membership by other members. These proposals and motions must be on the agenda before the agenda is published. This publishing of the agenda happens 10 days prior to the meeting, so get your proposals and motions to the office before July 6th. Don't wait until the last minute. These proposals and motions do NOT need a board member's approval before being placed on the agenda, but it is a good idea to pass the idea around to your neighbors for feedback and adjustment before you bring it to the office.

On a different topic, this is also the time for board member elections. The candidate forms to put your name on the ballot are available in the office or post office or online, where there are highlighted in yellow on the main page. Becoming a board member does add a bit to your calendar a couple of times a month for the workshop and board meetings, along with the reading that goes along with the preparation for these meetings. These board meetings are not held every month of the year and it is acceptable to miss a couple of meetings. The role of the president takes a bit more time. Three board member positions and the president position are up for election this time.

For those making their way back to Florence for the summer season, welcome back!

Jay Guettler,
President, CVPOC

NOTICES

- ◆ **Facility Hours:** Hours for the laundry room 24-7 with code, Clubhouse bathrooms—24-7. Clubhouse is open 8:00 a.m. — 10:00 p.m. Masks are required.
- ◆ Office hours M-F 9:00 a.m.—3:00 p.m.
- ◆ The mailroom is open from 8 am to 8:00 pm. Pool is open 8:30 a.m.— 9:00 p.m. Starting June 7th.
- ◆ Satellite Bath with code only.
- ◆ **BOARD MEMBER MEETING: Zoom Meeting June 19, 2021 10:00 a.m.**
- ◆ **Check website for log on information or take a handout at post office.**
- ◆ **Workshop is at 10:00 a.m. Wed. 16, 2021.**

A request came in to see if there is any interest in gathering for music playing and sing-a-longs.

One of the best parts of living in the south was the fact that whatever was going on, there were always a few musicians playing music, a guitar here, a banjo there, a little harmonica—and lot's of people singing along. I miss that and it appears a couple of others do too.

So, if you play an instrument, like to sing, let the office know! It would be a great way to start celebrating the beginning of more freedoms while we start to gather again in friendship and fun.



Remember the Activities Committee is looking for more members. If you would like to be part of planning some fun things this summer reach out and contact the Committee or come to the office and fill out a Committee request form. Let's not let our current committee become worn out. It can be a bit of work, but also a lot of fun.

And, if you don't want to be on the committee then volunteer when you attend an event to help clean up. All help is appreciated!



Howdy neighbors, how are all ya'll (practicing the lingo)

Michelle had her surgery. It was successful! She did have a scar tissue issue! She had an adhesion that attached an ovary to her colon, and it is most likely what was causing the pain. She's well on her way to healing and we are back on the road!

We stayed in Troutdale, Oregon a couple of nights because Michele's brother was in the hospital in Washington. We took turns going to see him. After 10 days in the hospital he was released. We also picked up our Daniel there and he is with us for awhile.

A couple of years ago Michelle did that 23 and Me. Right after her surgery she found out she had a sister. Turns out her sister would be in Idaho, so, we went and spent a day with her. We really like her. What a trip! Michelle is a little upset no one ever told her about this sibling. Also in Idaho we saw Michelle's cousin and Kim's nieces and nephews.

From there we did a short jaunt (one night) through Wyoming and then into Colorado. We stayed in the Denver area for 5 nights to see my niece and nephew, Michelle's best friend and my little buddy (Michelle's friend's son) He used to use a walker but is needing a wheelchair more and more.

We blew through New Mexico staying at the Valley of Fire for one night. We had lunch at White Sands National Park and now we are in El Paso, Texas. We'll gather some supplies and then head out to where our land is on Tuesday. We're excited! And we have our Daniel to help with the heavy lifting since Michelle is still restricted.

Love to you all!
Kim and Michelle



Michelle's
new found
sister!





Happy Birthday Tuffy!!!

Sweet Sixteen!

Please make sure you keep your dog on a leash at all times when not confined in your lot area.

Please pick up your dog poo!

We once again are finding a lot of dog waste on the streets.



ACTIVITIES

**WELCOME BACK BBQ — SATURDAY
JUNE 5TH!
IN THE GARDEN AND THE
CLUBHOUSE**

**TIME: 3:00 PM FOR FOOD
COME AT 2:00 TO VISIT!**



**THERE WILL BE A HAMBURGER/HOTDOG BBQ WITH ALL THE
FIXINGS AND SALADS, DRINKS, ETC.**

GERRY'S DOING THE COOKING!!

**THERE WILL BE A \$5.00 PER MEAL CHARGE TO OFFSET COST OF
FOOD.**

**WE CAN ALL LOOK FORWARD TO SOMETHING FUN IN THE VERY
NEAR FUTURE!**





THE CRABS OF CASTA-
WAY COVE!



OUR BEARS ARE BACK IN TOWN!

REMEMBER, TAKE IN YOUR BIRD FEEDERS
AT NIGHT, DON'T PUT YOUR GARBAGE OUT
UNTIL MONDAY MORNINGS, AND DO NOT
FEED THE BEARS!!

THE BEARS DON'T WANT TO TALK TO YOU
SO IF YOU SEE ONE JUST GO THE OTHER
WAY.



FINES: No fines in May!

Park Operations Manager

Water: Currently project is working on Outer Drive. During the month of June there will be some road closures.

Maintenance: Maintenance staff have been working on the water project, hauling a lot of brush and continuing normal upkeep in the park. Trees that were diseased (shore pines) were removed from the area by the Satellite bath. There will be fir trees planted in their place. While we hate to take down trees we had several shore pines that were compromised over the winter. We cannot take a chance on any CV tree coming down on property when we know it is a compromised tree or we are liable for damages. We are replacing trees whenever appropriate with fir which is more stable. If lot owners take down trees in their greenbelt we ask that they be replaced as soon as possible.

Electrical: The project phase 1 is complete. The large electrical relay station at the front of the clubhouse will be updated soon by PUD. This will not be an expense for Coast Village. We removed several junction boxes that were not being utilized and this will save Coast Village approximately \$1392.00 per year.

Garbage: We have been notified of an increase in garbage rates. Please recycle when you can. If you are putting out more than your two cans allowed you will be charged an extra \$3.50 for each additional can or bag beginning in June. There will be an "everything to the dump day" on June 7th. If you have a refrigerator or propane tank out, you will be charged the dump fee for those items. You will see the charge on your July statement. If you have any questions you can call the office.

Fence: The southern fence break has been repaired.

Speed bumps: There are a very few small raised speed bumps left in the park where the pavement is raised. As summer weather arrives maintenance will be once again painting the bumps. The maintenance crew will also be repainting the 10 mph and arrows. We have to wait for warm weather over a several day period to do this.

Painting: On the maintenance list for painting are the entrance signs. We will also be staining the Spruce Street fence in several areas when the weather allows.

COVID: Masks are still required at the clubhouse. According to Lane County our risk assessment is high risk. We just received word that we will be going down to Moderate Risk on Friday the 4th! This is great news! The clubhouse hours are 8:00 a.m. to 10:00 p.m. The pool closes at 9:00 p.m. each day starting on June 7th, currently it is closing at 4:00. The sauna is open, masks are required. Outside groups (in the garden) no masks are required. We are encouraging everyone to be vaccinated if they can. Masks are also required at the post office and laundry.

Rose Room: Someone has been cooking in the Rose Room and leaving a mess. Grease all over the stove and sink and dirty dishes and pans left behind. Although we have janitorial services it is not expected for them to clean up someone's personal mess. Please clean up after yourself or you will be restricted from using the Rose Room and or fined up to \$100.00.

Laundry: We ask that lot owners read the signs put up for operation of the laundry machines. Most of the time when you lose your money or a machine is not properly spinning out your clothing it's because you have walked away, your load becomes unbalanced during the spin. The machine tries to rebalance but will shut down if you are not there to adjust your load.

Loud music: We are receiving complaints about loud music after 10 p.m. Remember you must turn your music down where it cannot be heard by your neighbors, especially after 10 or before 8 a.m. Living on small lots especially in travel trailers means noise really carries. Be respectful. You can be fined if we receive multiple complaints.

We hope you will consider running for the open BOD positions this year. Be a part of making good decisions for our HOA.

WE NEED YOUR PARTICIPATION!!!



Here we are moving into the month of June 2021!! It's been quite a year so far.

It will soon be time for the Annual Meeting. Due to the Pandemic an annual meeting was not held in 2020. There are many items people are talking about that they would like to change. The annual meeting is your time to speak out, vote, make changes. The CC&R's govern our HOA so any changes cannot conflict with the CC&Rs.

If you have an item you wish to place on the agenda for the Annual Meeting there is a form on the website which allows you to easily fill and then send to the office to be place on the Agenda.

There are also forms available at the office.

Some of the items already being submitted are:

An amendment to remove/change a motion from the 7/20/2013 annual meeting "ARC will not be allowed to grant any future actions without adequate greenbelt in place" the new motion stating "ARC will not be allowed to grant any future actions without adequate greenbelt restoration plan in place if needed".

Motion to rescind the motion from the 7/21/2018 annual meeting "that the ARC and Board are directed to quit making new rules or interpretations of the Greenbelt rules in the CC&R's until the CC&R's are passed to eliminate the ARC rule that you cannot cut height of your greenbelt when it surpasses 6 feet". This is needed to allow better understanding of greenbelt regulations. It may also be invalid as the (new) CC&R's did not pass.

Motion to define "Foster and Maintain" as pertains to greenbelts (Information will follow with definitions).

Motion to prohibit short term rentals, as defined by the State of Oregon, in Coast Village.

Note: Oregon defines short term rentals as rentals of 30 days or less. BOD have already passed this action.

Motion that any existing soft top carport in violation of 20' setback cannot be replaced or repaired when damaged, material is deteriorated, or has been removed for any reason. Furthermore, any soft top carport in violation of 20' setback must be removed prior to transfer of ownership.

Motion to prohibit political campaign information including flags, signs, etc. in CV. (Does not include vehicle stickers as they are on personal property.

AS YOU CAN SEE THERE ARE A NUMBER OF ITEMS THAT WILL BE BROUGHT FORWARD FOR THE MEMBERSHIP TO VOTE ON.

PLEASE PLAN ON ATTENDING AND ADDING ANY ITEMS YOU FEEL YOU WISH TO SEE VOTED ON.

Carlla van de Vyver
Operations Manager

**Please call the office for detailed information about any
Zoom Meetings; days, times, and any meeting
Agenda information.**

SENIOR HELPERS Finding a caregiver in the small-town environment

At some point in many senior's lives there comes a time when outside help in the form of an in-home "caregiver" is needed. Fortunately, we live in an area where such help is easy to find. But you need to know a little about caregivers before you start the search.

There are several types of paid in-home caregivers with varying levels of experience and training, providing a wide range of services from help around the house to skilled health care. Basic care is provided by assistive-care personnel who provide non-medical supportive care. These caregivers may have different titles including PCA (personal care aide), or HHA (home health aide), and CNA (certified nursing assistant.) Formal training is not needed for PSA and HHA unless the aide works for a Medicare-certified agency, in which case a minimum of 75 hours of training is required. CNAs attend courses ranging from 75-120 hours. Next level of care is by licensed practical nurses (LPNs), who are licensed by states. They are skilled nurses that have completed 12-18 months of training and passed state board testing. They can provide care that non-medical and home health aides cannot. LPN tasks could include administering IV drugs, tube feedings, or changing wound dressings.

Medicare covers home-health skilled nursing care that is doctor-prescribed and arranged by a Medicare-certified home health agency. The highest qualified caregivers are registered nurses (RNs). They hold a nursing diploma or associates degree, and have met all the requirements for licensing. They can provide daily care, all tasks a LPN can perform, administer medications, operate medical monitoring, and oversee caregivers listed above. A good place to find in-home caregivers is through an agency or health staffing service.

Begin by checking out Medicare's Home Health Compare (<https://www.medicare.gov/homehealthcompare/search.html>). Agencies and staffing services do background checks on caregivers, match caregivers to clients, handle scheduling, paperwork and payroll. One such agency is the PeaceHealth Home Health & Hospice (541-997-8412) here in Florence. The downside of going through an agency is you usually pay more than home health staffing services, or local client-employer providers (CEP) that utilize independent/freelance caregivers. CEPs connect families with independent home health workers: You tell the company what you are looking for and it will refer you to matching candidates. Checking the caregiver's credentials and making the financial arrangements is usually between you and the caregiver. One local CEP is the Florence Senior and Disability Services (541-682-7832) located at 3180 Hwy 101. Call them for details.

Whether you go through an agency or another source to find an in-home caregiver, it's vital your loved one feels safe--and the in-home care is always carried out with compassion, understanding, kindness and honesty. The caregiver should be educated to your needs and perform all tasks with integrity while maintaining your loved one's dignity.



ANNOUNCEMENT

We are currently at High Risk

Masks Required

If you use the exercise equipment you must sanitize afterwards.

If you use the kitchen for preparing foods, you must clean and spray your tables with sanitizer after use.

The sauna is open, limit 3—masks required.

The office will remain open for business—masks required.

Clubhouse will close at 10:00 p.m. each day.

The pool is open until 9:00 p.m. beginning June 7th

Note: Per the state of Oregon

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



NEED YOUR ELECTRIC FURNICE SERVICED?

**CARD HEATING AND AIR
BRYAN CARD
INSURED AND BONDED
CALL 541-999-9973**

HEAT PUMPS, ELECTRIC FURNACES, DUCTLESS HEAT PUMPS

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

Katie: cattmarks@yahoo.com



NEED PAINTING DONE? INSIDE OR OUT.

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

NEED YOUR WINDOWS
WASHED INSIDE/OUT?

CALL LUCAS AND GINA!

541-601-9567



TELEPHONE FOR SERVICES

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

**The Greenbelt Preservation & Advisory Committee
would like to invite you to our next monthly meeting!**

WHEN: Thursday, June 3rd @ 3:00 pm

WHERE: Community Garden (if raining, we'll be in the Clubhouse)

*According to our CC&R's AND THE CITY, we are required to have
greenbelts on the sides and rear of our property.*

What constitutes an “acceptable” greenbelt?

How do we foster and maintain our greenbelts?

How do we encourage people to “do the right thing”?

**WE ARE LOOKING FOR VOLUNTEERS
COMPLAINING IS LAME – BE A PART OF THE SOLUTION!**



When you're spring cleaning
let Florence Habitat ReStore
help you clear out your
unwanted, gently used items
Call 541-997-5834 to schedule a donation pick-up today



Association Communication:

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



Maintenance

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

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

Our Maintenance Staff: Mikhail and Mike
Welcome to Larry Ames, our new part time grounds worker.



Who to call for:

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

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

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

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

Two propane tanks chained together with a heavy chain have been found.

If you are missing them, please contact the office asap. If we don't hear from you we will re-home them.

Thanks!



MAINTENANCE TEAM (541) 997-3583

Carlla van de Vyver, Park Operations Manager
Mikhail Renner, Lead —Days
Michael Brady—Days

Ben Davidson & Robert Bishop—Days (weekends)
Dennis Barker—Janitorial Monday thru Friday

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

COMMUNITY CORNER

This needle found on the propane tank behind our pool.

Keep your eyes open and let the office know if you see anyone hanging around up there.

**EVERYTHING TO THE DUMP DAY**

**GET READY FOR EVERYTHING TO THE DUMP DAY
ON JUNE 7TH, THE FIRST GARBAGE DAY AFTER
MEMORIAL DAY.**

**THIS IS BEING ANNOUNCED SO OWNERS CAN PLAN. RE-
MEMBER NO HAZARDOUS WASTE. YOU WILL RECEIVE A
CHARGE FOR PROPANE TANKS OR REFRIGERATORS**

JUNE 2021

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2 No Coffee Klatch thru COVID-19	3 GPAC Meeting 3 pm (in the Garden)	4 Water Shut Off 8 am to 1pm	5
6	7 Garbage 9 am <i>"Everything to the dump day!"</i>	8 Brush 9 am	9 No Coffee Klatch thru COVID-19	10	11 Water Shut Off 8 am to 1pm	12
13	14 Garbage 9 am	15 Brush 9 am	16 Board Workshop Zoom meeting 10:00 am	17	18 Water Shut Off 8 am to 1pm	19 Board Zoom Meeting 10 am
20	21 Garbage 9 am	22 Brush 9 am	23 No Coffee Klatch thru COVID-19	24	25 Water Shut Off 8 am to 1pm	26
27	28 Garbage 9 am	29 Brush 9 am	30 No Coffee Klatch thru COVID-19			



Here's to celebrations! Happy Birthday!



Richard Brown	June 2nd
Gene VandeVyver	June 3rd
Cal Crowe	June 9th
Al Thenell	June 24th
Chris O'Neil	June 28th
Sue Foss	June 29th
Diana Wolfe-Newman	June 30th

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

Chris & Dennette O'Neil	June 21st
Roger & Rachelle Emigh	June 25th

If you would like your birthday or anniversary added to our newsletter just let the office know.
You can call Nancy at 541-997-3312 or just stop by the office.



Owner/Resident **Emergency Contact Information**

Lot # _____

Owner/Residents Names: _____

Residents Names: _____

Owner's address: _____

EMERGENCY CONTACT: Name: _____
Relationship to you (friend, relative, other): _____
Address: _____
Phone: _____
Cell: _____
Email: _____

Name: _____
Relationship to you (friend, relative, other): _____
Address: _____
Phone: _____
Cell: _____
Email: _____

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

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

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



EMERGENCY CONTACTS

COAST VILLAGE BOARD OF DIRECTORS

Ila Mae Robinson, Director



Donna Ruud
Secretary



Glenn Singley, Director

Jay Guettler,
President



Paul Deemer, Director

Dory Hethcote,
Treasurer

Diana Wolf-Newman,
Vice President



RECIPE CORNER

Greek Feta and Pepper Salad

- grape tomatoes
- European cucumber
- red bell pepper
- yellow bell pepper
- orange bell pepper
- pitted Kalamata olives
- green onion
- diced Feta cheese (or more)



[Newman's Own Olive Oil and Vinegar Dressing](#) or your favorite low-sugar dressing
[Dried Oregano](#)

Whisk the dried Greek oregano into 1/2 cup prepared vinaigrette dressing (or make your own home-made vinaigrette if you prefer.) I used [Newman's Own Olive Oil and Vinegar Dressing](#) (affiliate link) which is really low in carbs.

1. I used about a cup of grape tomatoes cut in half, but I'd like this salad even better with chopped tomatoes fresh from the garden.
2. I'm starting to get a few garden cucumbers, but for this salad I used mostly small Persian cucumbers from Costco.
3. I chopped the red, yellow, and orange bell pepper into bite-sized pieces. I'm not a big fan of raw onion in a salad, so I also chopped up some sliced green onions.
4. I'm crazy about Kalamata olives, but if I was making this for picky eaters I might even use black olives from a can. (That would make the salad even less authentically Greek, but it would still taste good!)
5. I cut the Feta cheese into cubes about a half-inch square for this salad, but in Greece they usually served a thin slice of Feta on top of the salad.
6. Put the tomatoes, cucumbers, bell peppers onions, and olives into a bowl and stir in enough dressing to moisten all the ingredients. (You may not need all the dressing.)
7. Then gently stir in the feta cubes, season the salad with fresh ground black pepper to taste, and enjoy!

This salad tastes even better if you let it marinate for a few hours, and I found the leftovers to still be good even when it had been in the fridge a few days.

THE CULTURE OF COAST VILLAGE

There are many new faces and owners in our community and it is wonderful to see. I was sitting on my front porch this morning in the quiet mist and feeling so very thankful that I was drawn to this community and its culture. I know it is evolving and a dynamic process, but it is also building some lovely bones for us as dwellers in the park. To live on the land, with its rhythms and idiosyncrasies takes a certain type of person I believe. To embrace the culture of the land and to become caretakers of that land, wildlife, and those humans we share the land with. We are being given a great gift to chose to slow down, breathe, laugh, listen to our neighbors and if someone is in need to help in any way we are able. It can be as simple as a smile, a phone call, helping them move heavy things, choosing to listen, asking questions about their life. It is hard to learn a slower more grace filled life, becoming a listener to oneself and those around us. When I retired it took almost 2 years to let go of my need to be busy all the time to make me feel safe and like I was a good steward of my life.

The ways we can honor ourselves and each other is through recognizing that diversity is the only thing that keeps us from being “clones” and that is so very important. We want our forests or ecosystems to be amazing diverse, alive, cherishing that diversity and the magic of it. I want to support a community that is diverse, growing, appreciating all that this community can offer. We have such amazingly creative people here and many heroes that go the extra mile to caretake the greenbelt, feed someone who is needing a bit of assistance, giving rides to other members of the community (and I can vouch for this as our car has been having problems where it won’t start—two of our neighbors were ready to drive to where we were and help us resolve this, thank you thank you).

In a country where people have only extended family and not the safety net of nuclear family close by, we are fortunate to live in a place where we have friends and neighbors that know us and our patterns of living. We may not be buddies and agree with everyone, but I believe we need to acknowledge the diversity of our community and respect the boundaries that are important to each individual. Maybe I have given you something to think about or not LOL~Oh have you tried out the pool? So wonderful and the sauna is open for up to 3 people I believe.

Have a wonderful June. Get ready for the CV Annual Meeting and if wanting to assist on a committee or run for the BOD now’s the time to get started and go to the office to find out more.

Dory Hethcote <dory@cvpoc.com>

There is now Wi-Fi in the laundry and post office.

You must have a password. Please contact the office or Operations Manager for password information.

Enjoy! Thank you Glenn Singley for installing this affordable amenity for the community!



Soon you will be receiving a Declaration from our Election Committee to apply for a seat on our Board of Directors for 2021/2022. There are 3 openings for the Board and the President position is up for re-election.

The HOA Board of Directors serve an essential role in the community so we're counting on your participation. Declarations will be available on the website and in the post office on May 14th. We are not mailing them out this year to reduce postage costs.

Please take the time to review the declaration and if you would like to serve on the BOD please fill out the declaration and return it to the Coast Village office by June 11, 2021.

Our Election Committee will send out ballots on June 18, 2021 and will count the ballots July 5th and the results of the election will be announced at the Annual meeting on July 17, 2021. at 10:00 A.M.

Our Annual Meeting will be held in person this year. If you would prefer to "Zoom" you must make your request by the 1st of July. We will need at least 5 people in order to set it up.

If you would like to serve on the Elections Committee be sure and fill out your application at the office.

Speeding A big problem ! Coast Village neighborhood wide speed limit is 10 mph. Our streets are relatively narrow and have beautiful curves and small hills in addition to the occasional straight-away, but they are NOT RACETRACKS ! Our cars are more powerful than ever, and cell phones add an element of distraction. The safety of our walkers/joggers and animals - should not suffer as a result. At this point all I can say is, PLEASE SLOW DOWN.



Please be cautious at the corner by the Satellite Bath! We have had two near misses lately.

Please stop at our stop signs! People are running the stop sign on Rhody at the bottom of Knob Hill. This is going to cause an accident. Make sure you are not rolling through the stop and then accelerating as you cross Outer Drive.

Thank you for being careful.

COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETINGS - CVPOC - Rose Room
APPROVED
Board Workshop, 10 am May 15, 2021

Meeting held via Zoom video chat

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

Members present: Joan Muir of Lot 241, Pam Guettler of Lot 144, Kathee Melahn of Lot 23, Robert Davidson of Lot 147

The meeting was called to order by President Jay Guettler at 10:05am. Quorum met.

Changes to the agenda:

Addition to Treasurers Report, Dory Hethcote will make a motion.
Before good of order "motorcycles on Rhody days".
Remove Executive Session.

Agenda approved with changes without objection.

Membership input on agenda: None.

Jay asked if membership would like to review the previous minutes

Motion: Motion to approve April 2021 minutes. Motion made by Dory Hethcote. Seconded by Ila Mae Robinson.

Discussion None.

Motion passed unanimously.

Treasurers Report:

Treasurer's report was read by Dory Hethcote.

Motion: Motion to transfer \$1,694.00 for Road paving from Reserve to Operations. Motion made by Dory Hethcote. Seconded by Diana Wolfe-Newman.

Motion passed unanimously.

POM Report:

Board decided not to read the POM Report. POM reviewed the situation regarding the damaged fence on the south side of the park for the membership. POM discussed the CDC's new COVID guidelines and that because it is impossible to tell who is vaccinated and who isn't, they will still be requiring masks in the CVPOC office. Glenn Singley said he approved and discussed new COVID-19 variants. POM explained the dog waste station on the west side has been moved. POM discussed the paving crew that was working past the 8pm sound curfew. Paving crew also damaged a CVPOC road. POM would like discussion regarding whether CVPOC should fine the responsible lot owner, and believes that there should be a motion that says that penalizing the lot owner is the official method. Mose Starkey discussed the Rules and Regs. Glenn discussed CCR's regarding Heavy Equipment, and could not find any information regarding fee schedules. Diana remembers a motion about construction equipment. POM doesn't suggest a fine, but that if the board chooses to repair the damage the lot owner in question needs to reimburse. Glenn discussed the Rules and Regs. Member Robert Davidson discussed bylaws saying that lot owners are responsible for damage done by owners and guests of owners. POM will be sending a letter to the owner stating that if repairs are done, they will be charged.

ARC Report:

Diana Wolfe-Newman asked for an update regarding the issues with Lot 100's deck. Mose Starkey reported that the Lot owner has put in an ARC request about expanding the deck. He hasn't heard anything regarding a visit from the city. Glenn Singley asked if the membership would like to have the ARC Report summarized, several members in attendance requesting a summary. The ARC Report was read by Chair, Mose Starkey.

Greenbelt Committee Report: The Greenbelt Committee Report was summarized by Pam Guettler. No discussion.

Elections Committee Report:

Declarations for candidacy were put out on the 14th in the post office and CVPOC office. There will be a committee meeting in the next 10-12 days. Glenn Singley says the application is also online.

Motions DB Follow-up:

Tabled until next month.

Legal Opinion on Termination of Utilities:

The board had previously discussed the option of penalizing violations of the ban on Short Term Rentals in the park by turning off the water to those properties. POM was concerned about restrictions COVID placed on denying utilities. POM spoke with the attorney about it and CVPOC can terminate water, not other utilities.

Annual Meeting:

Elections Committee Chair Ila Mae Robinson says she needs more information before she can make a report. She has concerns about the logistics of Proxy voting. Glenn says CVPOC should have a threshold where if there are less than five members interested in attending the meeting online CVPOC should not expend the effort. POM will be creating a flyer that is delivered and put in the newsletter that will encourage people to attend the annual meeting and ask who would like to attend online. Donna Rudd believes with the new CDC guidelines it would be possible to have an in person only meeting. Dory Hethcote recommends that the bottom of the flyer could be a form for attending the meeting online. Donna suggested that it should be encouraged for those who have not been vaccinated to attend the meeting online. Joan Muir of Lot 241 said CVPOC need to be careful of HIPA violations. Donna responded that HIPA only involves healthcare workers. POM says CVPOC needs to avoid the possibility of being accused of discrimination. Glenn asks if it is possible to allow vaccinated individuals to not wear masks. Diana thinks checking vaccination cards is something CVPOC should avoid at all costs. Robert Davidson believes that since transmission is possible from vaccinated people it would probably be best to require masks in the meeting whether or not the CDC approves.

Lot owner representation:

Glenn Singley consulted Robert Davidson of lot 147 as to whether, since the CCR's override the Rules and Regulations, membership signing up as the Lot Owner Representative at the entrance to the Annual Meeting would be acceptable. Robert Davidson said the CCR's require the lot representative to be filed in the office and suggested that at the meeting CVPOC should ask people to fill out a form that can then be put in the file. Glenn read from the CCR's. Robert Davidson said that the CCR's say that if you are not the designated representative you can't vote in the Annual Meeting. Glenn says that the sign in form should say at the top "I am the designated lot representative" with a signature. Jay Guettler requested removing this topic from future agendas. Ila Mae Robinson requested it be left until the actual language has been written for the form. Jay Guettler requested to change the verbiage on future agendas to "Lot owner representation language for annual meeting".

Jay Guettler requested a 3 minute break

Meeting Paused at 11:12am

Meeting Resumed at 11:15am

Complaint Process Policy and Procedure:

POM reviewed their recommendation for a new complaint procedure, with the goal of having one form, with a

requested timeline to simplify the process. Diana Wolfe-Newman wants to know if a checkbox allowing the complainant to be anonymous should be added. POM says she believes an official complaint should be not anonymous. Diana asks about the confidential complaint box that is currently on the form. POM explained that it was placed there as an example for the board. Glenn asked if it is possible to push this issue to next month so the board can process it more. POM says she brought it up now for that reason, and that no action is immediately necessary. Dory Hethcote asks how much confidentiality does CVPOC want with official complaints. POM says that if complaints were anonymous there would likely be more frivolous complaints. Joan Muir agrees that complaints shouldn't be anonymous.

Complaints:

Motion: To approve letter in response to complaints from lot 241. Motion made by Diana Wolfe-Newman. Seconded by Glenn Singley.

Discussion: None

Passed unanimously.

Motion: In the best interest of the corporation it is decided that lot 241 can put up a no trespassing sign for their legal protection until the situation with lot 243 is resolved. Glenn Singley made the motion. Seconded by Dory Hethcote.

Discussion: None

Motion passed unanimously.

Discussion regarding the motion to approve letter in response to complaints from 241. Jay Guettler will write the letter and it will be presented in an action without meeting. Request to strike the original motion by Jay.

GPAC resume regulation and review of greenbelts:

No Discussion

Discussion and motion for State of Oregon right of way on 101 entrance:

Motion: Motion to accept the Oregon DOT offer for ADA curb work on highway 101. Motion made by Dory. Seconded by Donna.

Discussion: None

Motion passed unanimously

Length of meetings: No further discussion.

Lot 155 Greenbelt: No further discussion.

P&P for ARC:

Mose Starkey asked if anyone everyone has read the proposed ARC P&P. Mose spoke of his appreciation of Robert Davidson's help. Glenn Singley suggests on page 8 Final review of project; and page 10; part 2 are contradictory about approval. Suggests it's signed off on completion then ARC has to have follow-up plan to check every six months and if it's not being followed then the lot owner is fined. Diana Wolfe-Newman suggests that the greenbelt committee be a part of the approval process for the restoration plan. Glenn suggests that under generalizations in the beginning review greenbelt "all issues will include the greenbelt committee in the planning". Jay asks if the board would like to work this further here or work on it and discuss it again in the future. Diana asks if the document can be approved as written and then have changes approved in the future. Robert Davidson discussed various issues with the document and wants to know what the intent of the document is. Glenn brought up a previous motion in 2013 that required all ARC approvals only go forward after owner has a perfect greenbelt. This document is an attempt to resolve a lot of issues. Noel Smith Lot 261, brought up his experience with greenbelt and how we don't need to require a perfect greenbelt but operating in stages. Mose Starkey expressed concern that layers of work are being added that will just be ignored in the end. Glenn said that to start off we should at least get a plan in place in these situations so that at least there is a direction to move. Pam Guettler Lot 144 (Greenbelt Committee Chair) says that these plans all seem to operate on an owner honor system.

Motion to accept the arc P&P as written with addition of the greenbelt committee involved in initial review. Motion made by Glenn Singley. Seconded by Ila Mae Robinson.

Discussion: Diana Wolfe-Newman asked if approval of this document will finalize the document or just be for this version of the document. Diana asked about the issue with temporary structures being up for 10 days. Mose says that if the temporary structure is further than 5 feet this is a non-issue. Robert Davidson says that tent camping and campers are not allowed inside the park. POM says that a tent is allowed for 7 days. Glenn said that the R&R's say that you can have a camper you just can't live in it.

Joan Muir asks if this document will be available to the membership. Jay assures that it will be. Robert Davidson, Lot 147 asks for a copy of the amended document.

Motion passed unanimously

Lot 100 Outer Drive: No further discussion.

Jay Guettler requested a 5 minute break.

Meeting Paused at 12:20pm

Meeting Returned at 12:27pm

Lot 155 Greenbelt:

The board discussed the destruction of the greenbelt on the back of the property. Diana Wolfe-Newman looked at the lot file and wants to write a letter for the lot owner that says to not do any further violations. Glenn says he would like the board to consider a fine and would like to include in the letter that "After you cut your front greenbelt the board reviewed your greenbelt issues and learned through multiple accounts that you have violated the greenbelt issues on the back of your property". Ila Mae Robinson agrees with the idea of a fine. POM says that when there is no documented evidence of what was there before, the issue becomes hearsay. Recommends a letter before assessing a fine. POM will help Mose Starkey write a letter that will be sent and go into the lot file.

Electronic Forms:

Glenn gave a demonstration of the electronic forms he created. Glenn asked if he should move the "reasons of running" to the front page, then move "background" to the back page. Board agrees.

Motion: Motion to accept online declaration of candidacy forms and BOD/Meeting agenda item request form. Motion made by Dory Hethcote. Seconded by Ila Mae Robinson.

Discussion: None

Motion passed unanimously.

Motorcycles in the park during Rhody Days.

POM has gotten many complaints about motorcycles in the park in violation of the "no motorcycles" rule. POM suggests the board do nothing. The owner in question is selling his lot because of his motorcycle. POM has told those who complain that the issue is being resolved. Glenn Singley believes that the lot owner is flaunting the rules as he has violated the rules previously and told the board at the annual meeting that he will continue to violate the rules. Glenn Singley believes that the rules are the rules and he should be punished for violating them. Board takes no action.

Good of the order: No discussion

Motion: Motion to adjourn. Made by Diana Wolfe-Newman. Seconded by Paul Deemer.

Discussion: None

Motion passed unanimously.

Meeting Adjourned at 1:11pm