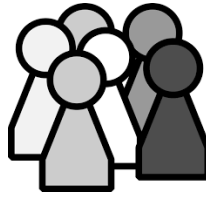




OCTOBER 2022

VOLUME 30 ISSUE 9

October 2022 CVPOC President's Message



It's raining this morning as I write this October message signaling the end of summer. The colors of the leaves of the big leaf maples along Hwy 126 moving into the yellow stage is another reminder that my time to do the big outdoor projects around the house is coming to an end for the season. Of course, I only completed a small fraction of the projects I had planned to get done this year. This completion rate seems to be consistent with most years.

I hope your summer project list was interrupted regularly as mine was with trips to the beach, between the covers of

NOTICES

- Facility Hours: Hours for the laundry room 24-7 with code, Clubhouse bathrooms—24-7. Clubhouse is open 8:00 am — 9:00 pm
- Office hours M-F 9:00 am — 3:00 pm
- The mailroom is open from 8:00 am to 8:00 pm
- Pool is open—9:00 am — 4:00 pm
- Satellite Bath with code only.
- BOARD MEMBER MEETING: October 15, 2022—Rose Room
- Work shop: ZOOM October 12th, 2022 at 10:00 am

WWW.COASTVILLAGEFLORENCE.COM

Board of Directors 2022-2023

President Jay Guettler

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

Vice President Diana Wolfe-Newman

(503) 927-9315

Treasurer Dory Hethcote

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

Tashi Fonteyn

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

Tommy Brunetto

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

Director Ila Mae Robinson

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

Director (Secretary) Glenn Singley
Glenn@cvpoc.com

Business Office:

(541) 997-3312

Fax: (541) 902-0103

Available for general business
9am - 3:00pm

Park Operations Manager:

Carlla Van de Vyver
POM@CVPOC.COM

Phone 360-521-8428

Maintenance Office:

(541) 997-3583

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

(360) 521-8428

President's message cont.

a good book you discovered, or just extra time petting the neighbor's cat in the middle of the road. We'll still have some sunny days ahead before the days get short, so make sure to fit in some time to go swimming or try that new hiking trail that you heard about. The projects will be there waiting for you next year.

Jay Guettler

Don't forget! Your entry to the Chili Cook-off needs to be in the office by the 10th!

There will be a door prize one ticket per person and prizes to 3rd place!

Please mark your Chili with a name...

If you are just attending, get ready to taste!! And vote!!!

Bring a side dish (this is a pot luck) or you may pay \$5.00 all proceeds to the Activities Committee.

Let's make this a good turnout—a celebration of Fall and send off for some of our traveling neighbors.

See you there!!!



What can DNA do for me!

DNA can tell you genetic makeup – French German- Nordic etc.

Who you are related to and how – contact with people you didn't know existed

Around the world. Winter fun!

Give you BLOOD lines- some people were reared by or adopted

DNA is easy – you just put “spit” in a tube – cost is under \$100 no added cost.

Sister-brother DNA is not identical.

What test is best- ? I personally like Ancestry but 23 and me is good.

If you are looking for American Indian ancestry- Cost can be \$300

Most companies do not do Indian blood lines unless you are 25% or more. My father was

21.9% so mine was half of that – 10.95% Ojibwa/Chippawa

Info is my personal thoughts!

I volunteer for local genealogy group at local library- yes, I did a case for FPD

Pat Rongey

paron205@gmail.com

Pet's Corner:

Remember, do not go out with your puppy without a poop bag!

Here is a wonderful recipe for homemade dog treats: Ingredients: 2 cans tuna, not drained 2 eggs 1 ½ cups whole wheat flour (white flour also works) ¼ cup parmesan (optional) Sprinkle of garlic Preheat oven to 350 degrees and grease either a 9x9 cake pan or a cookie sheet. Mix all ingredients together thoroughly. And spread the mixture in the prepared pan. Bake for 20 minutes. When the treats are done, they will have a putty-like texture and the edges will pull away from the sides of the pan. Let cool, then cut into tiny pieces. If I cook them on a cookie sheet, I use a pizza cutter to slice the treats into ½ inch square pieces – small so that you can give more rewards. Keep refrigerated. You can also fill a sandwich or treat sized zip-lock bags and put them in the freezer for later use. Hug those babies close!



CHILI COOK-OFF AND POTLUCK, SUNDAY OCTOBER 16TH

1—3

PLEASE NOTIFY THE OFFICE IF YOU WANT TO COOK CHILI! PRIZES TO 3 PLACES.

THIS IS A POTLUCK SO WE ASK MEMBERS TO BRING CHIPS, DIPS, SALADS, SOUR DOUGH ROLLS OR CORN BREAD.

COFFEE AND WATER PROVIDED BY COAST VILLAGE

DESERTS WOULD BE APPRECIATED.

A NICE WAY TO SEND OFF OUR WINTER TRAVELERS AND TO COME TOGETHER AND HAVE SOME FUN!

SIGN UP FOR THE "COOK OFF" IF YOU WILL BE BRINGING CHILI TO BE JUDGED.

CHILI COOK OFF PARTICIPATION / SIGN UP SHEET

PLEASE FILL OUT BY OCTOBER 10TH AND BRING
TO OFFICE OR JUST COME AND TELL US!

COOK NAME: _____

CHILI NAME: _____

TAG THE POT WITH (HOT, VEGITARIAN OR REGU-
LAR)

RECIPE CORNER

Fast All-American Beef Chili

Ingredients:

1 28-oz can diced tomatoes
 1 15-oz can red kidney beans, rinsed and drained
 1 15-oz can black beans, rinsed and drained
 2 tsp minced chipotle chilies in adobo sauce
 2 tsp sugar
 salt and pepper
 2 Tbs vegetable oil
 1 onion, minced
 3 Tbs chili powder
 2 tsp ground cumin
 3 garlic cloves, minced
 1 lb ground beef (85% lean)
 cheddar cheese, sour cream and diced red onion for topping (optional)
 In a blender or food processor, pulse tomatoes and their juices until slightly chunky, about 5 pulses.
 Bring tomatoes, beans, chipotle chilies, sugar and 1/2 salt to a boil in a large saucepan. Reduce heat to low and simmer until needed later in the recipe.
 Heat oil in large Dutch oven or heavy bottomed saucepan over medium heat. Add onion, chili powder, cumin and 1/4 tsp of salt. Cook until softened, about 5 minutes. Add garlic and cook until fragrant, about 30 seconds.
 Increase heat to medium-high and add ground beef. Cook beef until browned and no pink remains, about 5 minutes. If desired, remove some of the excess fat with a spoon.
 Add tomato mixture to the beef, scraping any browned bits off the bottom of the pan

with a wooden spoon. Simmer chili for about 15 minutes, until thickened. Season

with salt and pepper and serve with desired toppings.

ANNOUNCEMENT

ACTIVITIES WOULD LIKE TO HAVE A CHILI CONTEST ON SUNDAY, OCTOBER 16TH (BOARD MEETING IS ON THE 15TH)

PLEASE LOOK FOR THE PARTICIPATION SHEET IN THE NEWSLETTER.

PLEASE FILL OUT THE SHEET AND TURN INTO THE OFFICE BY OCTOBER 10TH IF YOU WOULD LIKE TO COMPETE.

PRIZES TO 3RD PLACE!

WE HAVEN'T DONE THIS IN A COUPLE OF YEARS SO HOPEFULLY WE HAVE SOME GREAT CHILI MAKERS OUT THERE.

TIME TO HAVE SOME FUN AGAIN!!!!

IF YOU DON'T COOK, JUST COME AND EAT!!!!

October 2022

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2 Rose Room Resv 10:00— 3 3:30—6:00	3 Garbage Rose Room Reserved 5:30-8:00pm & 3:00—4:00	4	5 Brush 9 am Coffee & Donuts Rose Room 10:00-11:00am 3:00—4:00 Resv	6	7 Rose Room Re- served 3:00—4:00	8
9	10 Garbage 9 am Rose Room Reserved 5:30-8:00pm	11 Brush 9 am ARC 4:30	12 BOD Workshop 10 am (Zoom) RR 3:00—4:00 Resv	13	14 Rose Room Re- served 3:00—4:00	15 BOD Meeting 10am
16 CHILI COOK- OFF AND POTLUCK 1:00—3:00	17 Garbage 9 am Rose Room Reserved 5:30-8:00pm 3:00—4:00 R	18 Brush 9 am	19 Coffee & Donuts Rose Room 10:00-11:00am Rose Room Re- served 3:00—4:00	20	21 Rose Room Re- served 3:00—4:00	22
23	24 Garbage 9 am Rose Room Reserved 5:30-8:00pm 3:00—4:00 R	25 Brush 9 am ARC 4:30	26 Rose Room Re- served 3:00—4:00	27	28 Rose Room Re- served 3:00—4:00	29
30	31					

As it pertains to dogs, the code states that all dogs must be under full control of the owner while in public, which includes your property unless there is a physical barrier that can isolate the dog from the public. That includes a fence, dog run, leash, harness, or any other method that will keep the dog from getting to the public. Another aspect of the code for dogs is the animal waste code, FCC 6-6-015 which states that any solid waste left by an animal must be completely removed immediately, or the person in charge of the dog may be subject to a citation. The animal nuisance code, FCC 6-6-040, covers a wide variety of issues, from barking dogs to dog attacks. Barking dogs need to be dealt with if they are continually barking for 15 minutes. For dog attacks and dog bites, please call the code enforcement officer at the City.



October 2022

Here's to celebrations! Happy Birthday!

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

If you would like your birthday or anniversary added to our newsletter just let the office know. You can call Carlla at 541-997-3312 or just stop by the office; we can update our file that you would like to be added.



OCTOBER BIRTHDAYS

Ron Martin	October 2nd
Vicki Dunaway	October 20th
Vincent Mauk	October 27th
Lola Crippin	October 31st
Donna Smith	October 12th



OCTOBER ANNIVERSARY

Jerry & Becky Lowe	October 12th
Cristal Gutierrez & Ben Davidson	October 1st



Florence Events for the month of October

OCTOBER 16TH—CHILI COOK OFF AND POTLUCK AT THE ROSE ROOM

TIME: 1—3

Please come out and enjoy!!!

There will be a chili contest with prizes to 3rd place, chips, salads, deserts are needed for the potluck. Sour dough bread or cornbread also.

Drinks provided. BYOB—water and coffee will be available.

Coastal Plein Air Art and Wine Festival

Calendar Date:

Saturday, October 1, 2022 (All day) to Sunday, October 2, 2022 (All day)

[Add this event to your Outlook calendar \(iCal\).](#)

[Add this event to your Google calendar](#)



The Florence Regional Arts Alliance (FRAA) is very excited to invite artists to participate in our 1st Annual Coastal Plein Air Art & Wine Festival to be held at the Florence Events Center.

This event will begin with the artists painting scenes along our beautiful coast from the northern city of Newport, OR down to the southern city of Coos Bay, OR. The artists can paint between September 16th and September 29th at which point they can contribute up to three paintings into the juried art show at the FRAA (Florence Regional Arts Alliance) Art & Wine Festival which will

be held at the Florence Events Center on October 1st and 2nd.

The public is invited to come enjoy the paintings which will be for sale (estimated price range \$100 to \$500), enjoy wine tasting (commemorative event glasses to purchase for \$6 and tasting tickets, four for \$5), and food available to purchase on site from The Hangry Habanero and Peterson's Pretzels food carts.

Event sponsors include: Jerry's Place, 1285 Restobar, Artefacts, Bodega Wine Parlor, Edward D. Jones Investments, Michael Streets' Farmers Insurance Agency, and Glenda and Phillip Morris.

Artist vendors and artist prize donors include: BeauxArts Fine Art Materials and Gallery, The Merri Artist, Legio., Guerilla Painter, M. Graham, PanelPak, and Winsor & Newton.

Wineries include: Bluebird Hill Cellars, Bradley Winery, McKenzie Crest Wines, Sarver Winery, and Summerfield Vineyards.

Kristin Anderson, event coordinator and FRAA spokesperson said "the idea was sparked four or five years ago and we are so happy to be able to bring a plein air event to the Coast. There are so many talented plein air painters across the state and we can't wait to see their artistic interpretation of the many wonderful sights and hidden places of Oregon's' Coastal Playground."

For more information visit <http://www.fraaoregon.org/coastal-plein-air.html>.

Ghost Stories and History Tour at the Heceta Head Lighthouse

Dates:

October 30, 2022

Location:

[Heceta Head Lighthouse](#)

Address:

92072 Hwy 101 South, 12 miles (19 km) north of Florence, Yachats, OR 97498

Phone:

541.547.5490

Time:

Sunday, 11:30 a.m. - 2:30 p.m.

Price:

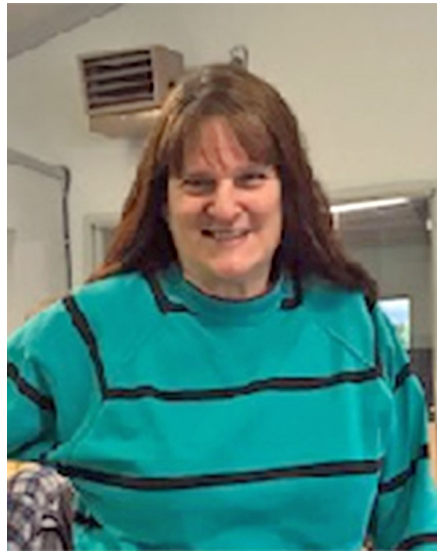
Required donation

Get into the Halloween spirit at the beautiful and historic Heceta Head Lighthouse. Heceta Head Lightkeeper's House staff and previous Heceta Lighthouse Bed & Breakfast guests will take you through the history and share spooky ghost stories.

Each tour will be limited to 15 people and will be about 20-30 minutes. Reservations are required ahead of time by calling or emailing the contact information provided. Parking is \$5 at the Heceta Head Lighthouse State Scenic Viewpoint, and they only accept card payments



Jay Guettler
President



Diana Wolfe-Newman
Vice President



Dory Hethcote
Treasurer



Tommy Brunetto
Director



Glenn Singley
Secretary



Tashi Fonteyn
Director



Ila Mae Robinson
Director

OPERATIONS, Carlla Van deVyver

It's been an eventful several weeks for me as I had a total hip replacement on the 25th of August.

I want to thank the community for your patience if anything happened that you did not have addressed due to my part time schedule.

We had a number of items checked off the "to do" list this month.



- Maintenance Porch rebuild completed
- Sewer and run-off drain covers checked (we will be replacing one).
- Rebuild in process for Back-flow City water station. We are currently waiting on parts. This required rebuild expense is \$9,435.00 and is moved from our Reserve Funds.
- Gutters have been cleaned
- Continued work on pump station and cover protections.
- Replacing fans in chemical storage shed and pump room
- Cleaning out fans in the bathrooms
- Bathroom heaters on timers
- Clubhouse heaters on timers
- Added a camera for behind the office covering the back doors and Chem Shed.
- Cleaning waste water drains

Winter plans:

- Painting the Rose Room and Clubhouse Interior
- Painting the Maintenance Office Interior
- Repairing floor in Maintenance Office
- Installing some irrigation for better use of water to keep CV green-belts thriving.
- Repairing Roof on Satellite Bath
-

The water bill is up somewhat, we have had some small leaks on lots which will account for part of this. I am encouraging lot owners to check their meters to make sure they don't have leaks. You can accom-

Question of the Month – October 2022

What is considered "too much barking" if you have a dog.

The City states that the rule of thumb is short term barking is allowed.

So if you let your dog out to potty and it barks for 10 minutes and you bring the dog in, it is permissible.

If you are leaving your dog out while you are away, and the dog is barking for long periods (20 minutes or more) non stop. You can be issued a citation by the City.

Please remember we live in a community of small places that are close together. Be respectful to your neighbors and do not leave your dog outside barking or on an enclosed porch barking.

If you are a resident that is experiencing a neighbor's dog non stop barking—call the City Compliance Officer. They will come and check it out and issue a warning, then a citation if it is suitable.

TIDBITS!

PLEASE, DO NOT USE THE BEAR PROOF CANS AT THE MAINTENANCE OFFICE FOR DAILY TRASH!

THESE CANS ARE FOR PEOPLE WHO ARE LEAVING ON SUNDAY AND WILL NOT BE HERE MONDAY OR—PEOPLE DISPOSING OF FISH OR CRAB DEBRIS.

WE ARE EXPERIENCING COYOTES IN THE PARK, PLEASE BRING YOUR CATS IN AT NIGHT.

CAMPFIRES WITHIN A DESIGNATED FIRE RING ARE NOW ALLOWED IN THE PARK.

BE ABSOLUTELY SURE YOU FILL OUT AN ARK REQUEST IF YOU PLAN TO MAKE A CHANGE TO YOUR LOT. THIS INCLUDES A DECK, A SHED REPAIR, FENCE REPAIR OR INSTALLATION. CHECK AT THE OFFICE IF YOU ARE NOT SURE!

PARK OPERATIONS PP 2

plish this by turning off all water in the house and looking at your meter to make sure it is not turning.

Ila Mae and Tashi took on a project of boxing up and taking to be shredded years of paper that were no longer required for our HOA. Whew what a job! I want to thank them both for their work. Nice to have our storage room back to store “new” stuff in!

There have been some incidents lately of lot owners allowing their friends to park long term in the parking lot. They are not visiting, they just need parking. This is not allowed. We allow overnight parking for a visitor but you must inform the office. We do not allow parking on the streets. Please do not allow friends to use Coast Village as their “storage place” for trailers, cars etc. It is not allowed.

I am excited about the Chili Cook-off! I am looking forward to a fun potluck. I plan to enter my Chili—how about you? If you don’t cook Chili you can bring a side (salad, rolls, chips, dips, dessert). Hope someone makes a vegetarian chili this year for the event. Mark your calendars for October 16th!

We will be continuing our sewer cleanouts in the second week of October. It should not disrupt traffic.

There will be an everything to the dump day on November 28th so mark your calendars! Remember we charge you the dump charge for tires, mattresses and appliances. We also do not take any hazardous waste such as paint or paint thinners.

The pool is now closed at 4:00 pm for fall hours. Utilize it! It will soon be closed for the winter.

Carlla van de Vyver

Park Operations Manager

Pool: The outdoor pool will remain open until the weather makes it no longer an option.



DO YOU HAVE AN ITEM OR SERVICE FOR SALE?

LET THE OFFICE KNOW AND WE'LL
PLACE YOUR ADVERTISEMENT HERE.

For Sale: 2018 Subaru Forester Excellent Condition \$23,000.000

2018 19' Travel Trailer Gulfstream Vintage like new. \$22,000.00

Contact Lot 27

503-949-5715

TELEPHONE FOR SERVICES

- ELECTRICIAN—JON TRAIN: 541-271 6869
- TREE SERVICE—JOSH JOHNSON: 541-999-7989
- PLUMBING—VIKING PLUMBING: 541-999-7174
- FLORENCE PET SITTING SERVICE: 512-633-4177
- Serene Abundance Studio Space
Art-Events-VR: 541-590-3877



Hello to our friends and neighbors!

We are hanging out in Bullhead City for a bit, which is on the Colorado River, across from Laughlin. We're at a 55+ community and we're having trouble keeping up with these people! We have donuts and coffee once a week, beanbag baseball with a lunch once a week, they do the horse racing game like at Coast Village, but with all quarters, so, it can get spendy, lol. They do card bingo twice a month which is fun. Everyone brings a wrapped gift (\$10 value) and the winners get to pick from the gifts. We did one potluck so far and there's another one this month. They get usually between 30-40 people at these things and they are all wonderful. We have another potluck coming up this month. See? Hard to keep up! We're gonna have to play some of these things when we get back.

We've been crossing the river to play poker tournaments at Harrah's and have had some good success on that.

We went with some of our new friends who have those Polaris and Can-Am side by sides on an off-road adventure. We took the trails to Oatman. This wasn't our first time in Oatman, but it was our first time getting there through the back country. The mountains were gorgeous. Oatman is a ghost town turned tourist town with a herd of burros that rule the streets. We all had pinch at this little Cafe where the customers can staple a dollar to the wall. The walls, railings, ceiling all have dollar bills. The closest estimate would be \$400,000. Wouldn't want to see a fire in that place.

While we enjoyed building our off-grid oasis in Texas, we are letting it go. We are under contact with a buyer and close October 27, the day before Michelle's birthday. That'll be a nice birthday present!

We love you all and wish you well!
Love, Kim and Michelle



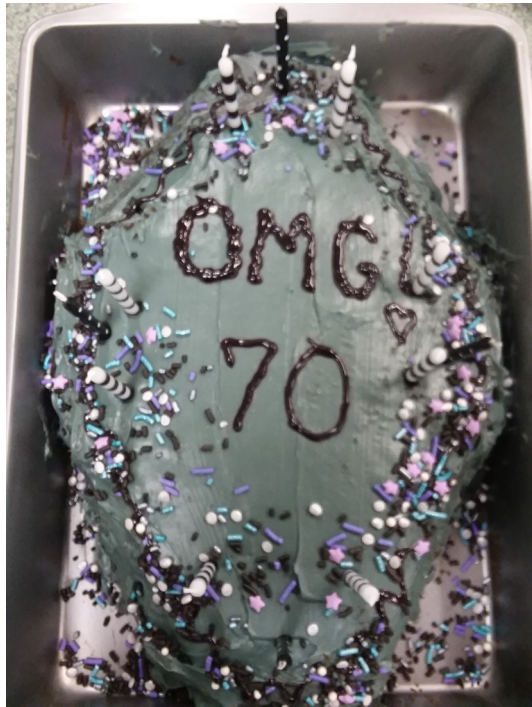
BEAUTIFUL FISH, BEAUTIFUL DOG, AND PRETTY DARNED NICE GUY!
GREAT JOB ROGER!!!!



TILLY IS LIVING
THE GOOD LIFE!!
ENJOYING
SUMMER/FALL
AT THE COAST!

GREAT BIRTHDAYS GOING ON AROUND HERE!!!!

BEST WISHES TO ALL!

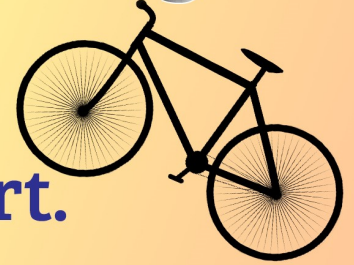


Bicycle Tune-ups & Repairs (541) 991-7072 to leave message



Scan code to go
to Green Bike's
Website

Also accepting donations
for Green Bike in Waldport.



Supports Seashore Family Literacy



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

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





Is there an artsy person in Coast Village who would like to help brighten up the garden area a bit? You've probably seen we have compost bins made from recycled pallets. It might be cool to have those pallets painted and/or decorated. A friend has offered me some paint she has left over that we can use for a background, so it wouldn't require that you purchase paint.

Let me know if you're interested

- Vicki

ladybug7@charter.net

Tommy & Becca

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

Yard work, roof & gutter cleaning , garage clean outs, Handyman Service. Easy cash, check or credit card payments accepted.

Email. Tbrunetto405@gmail.com

Call or Text: (541) 901-1938



2016 Hwy 101, Florence
541-997-5834



Shop local, help local

Empower local families to build a place to call home.

In the September monthly HOA BOD meeting a request was submitted by the POM to create a new process for managing complaints. The process was approved.

At the Annual Meeting there was a vote on confidentiality of Concerns/Complaints so that lot owners felt safe when submitting. That has not changed.

What has changed is that all complaints will now be scanned into the computer in a Complaint File which is password protected. The form will also be filed in the Complainant's lot file. The old process which included putting complaints in the safe and in a log book has been discontinued.

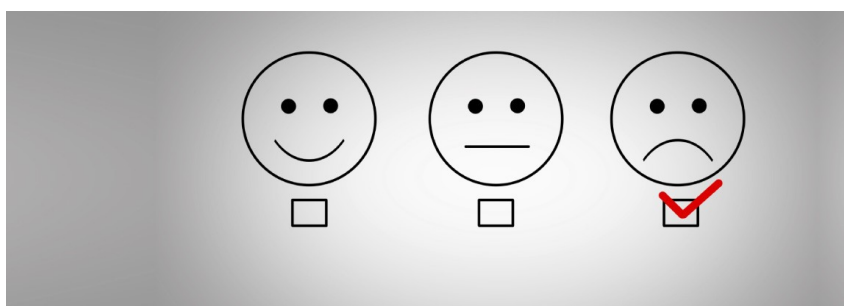
If the complaint cannot be resolved by the POM, it will be taken to the BOD but all names of the Complainant will be redacted. The BOD can then resolve or decide if next steps need to be taken. After the complaint is resolved the Complainant will be contacted with the results. (This is only on complaints that end up at the BOD level) If the POM resolves the Complainant will be notified by phone or letter, which ever is appropriate.

I urge residents to please exercise judgement and restraint when filing written complaints. I understand that there may be a desire to test this new process, but the intent of this, and any process for dealing with resident concerns, is not to enable residents to walk around the community with notepads and a copy of the current rules writing complaints for any violation they perceive.

If we wish to be a community of friends and family, it is my sincere hope that, if you have an issue with your neighbor, that you try first to work it out with your neighbor. If your issue is a safety concern, please file an Issue of Concern to ensure it is addressed – just reporting a safety concern to the office is not sufficient – take the time to fill out the form and submit it so the issue is tracked to resolution.

And, one other general plea to our beloved Coast Village Community: please use Facebook for it's intended cause, which is to inform residents of happenings, share happy events or pictures, ask a question of community members, have a congenial discussion (not about religion or politics, please). While airing complaints on Facebook and arming like-minded neighbors with torches and pitchforks may make you feel better, it is not going to resolve your issue.

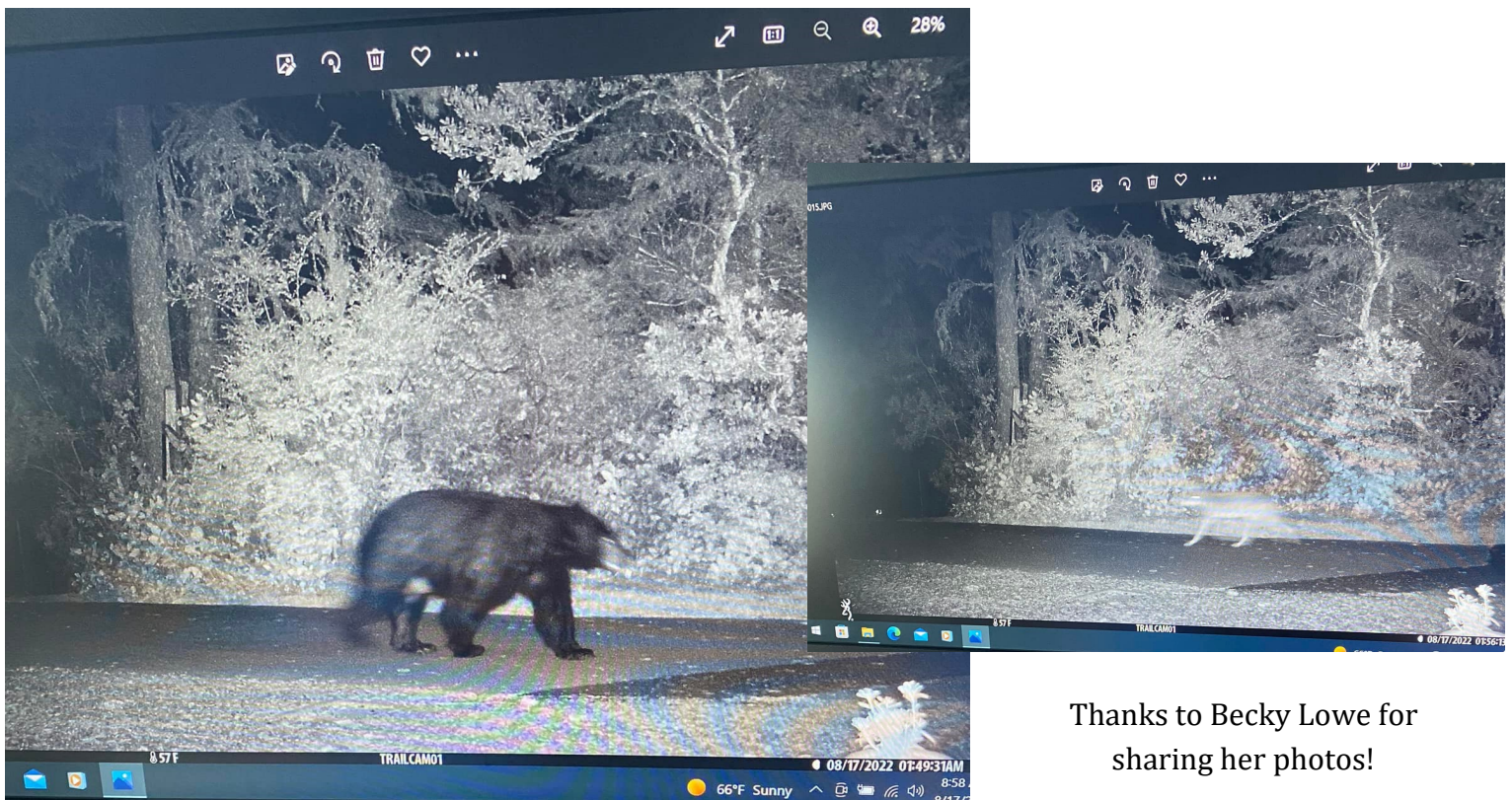
Social media can be extremely harmful to your neighbors, and to the community at large, when comments are misrepresented, taken the wrong way, or lacking both sides of the situation. If you are seriously interested in getting your issue resolved, contact the POM first and if you are still unhappy take it to the BOD.



As you recall last month the bear activity had ramped up, well it continues into September and October too. There has been many neighbor's bag of garbage strewn all over the street and in other neighbor's yards which a bear drug through the bushes. What a mess!!

With our neighbors utilizing night vision cameras we have seen all kinds of varmints from bears to cougars and bobcats in the proximity of CV. Also, near the south and north side trails there is a pack of coyotes with little ones that are making quite a ruckus.

They will be looking for small critters like small dogs and cats, so be wary. The berries are ripe so the bears will be feasting on these as well. My observation is that we CV inhabitants, are doing better with keeping the food stuff out of harms way. Great Job everyone! Keep it up!



Thanks to Becky Lowe for sharing her photos!

COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETING
August 20, 2022
Approved MINUTES
Prepared by Glenn Singley, Secretary

The August 2022 BOD Meeting was called to order in the Coast Village Rose Room at 10:01am by President Jay Guettler.

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

Others in attendance: Park Operations Manager Carlla Van de Vyver; Lot Owners: Marilyn Mercer Lot 61, Kathee Melahn Lot 23, Joan and Paul Muir Lot 241, Will & Holly Berry Lot 171, Dennis Smart Lot 151, Donna Smith Lot 49, Maggie Lot 225, Cody & Nickie Lot 187, Cissy Jackson Lot 175, Lisa Von Wald Lot 86, Cristal Guterrez Lot 229, Susan Hekimoglu Lot 193, and Vicki Dunaway Lot 145.

Motion: To accept the agenda as amended. Motion by Dory, seconded by Tashi. Motion passed unanimously.

Glenn read the July 2022 minutes.

Motion: To approve the minutes as read. Motion by Tashi, seconded by Tommy. Motion passed unanimously.

REPORTS

Treasurers report - presented by Dory, approved without objection.

POM report - presented by Carlla.

ARC report - presented by Tashi. Discussion about projects at Lots 209, 132, and 5.

Activities report - none given.

Elections Committee report - none given.

OLD BUSINESS

ARC Policies & Procedures - tabled until September meeting at Tashi's request.

Signing of new Fence Auto Approval form by current Directors.

Motion: To approve and sign updated Fence Auto Approval form by current Board members. Motion by Glenn, seconded by Tashi. Motion passed unanimously.

Soft Top Carport Enforcement - nothing was discussed.

NEW BUSINESS

Approval of 2022 Annual Meeting Minutes - Glenn read the minutes.

Motion: To approve the 2022 Annual Meeting Minutes as read. Motion by Glenn, seconded by Tashi. Motion passed unanimously.

Approval of 2021 Annual Meeting Minutes - moved to the end of meeting due to time needed to read the minutes at Dory's suggestion.

Discussion - would it be beneficial to have BOD meeting documents in a secured area of our website for Directors to review and then download if they want to? Removed from agenda at Glenn's request.

Scan Lot Files to Electronic Records - discussion and possible motion to devise a process to scan all lot files into electronic records stored in secure area of shared drive. Tabled until September meeting at Glenn's request.

New Owner Form - adoption of form for new owner(s) acknowledging receipt of governing documents and greenbelt requirement.

Motion: To approve new owner's documentation acknowledgement form and packet which includes governing documents, ARC policies and procedures, and greenbelt education. Motion by Dory, seconded by Tommy. Motion passed unanimously.

Complaint - letter from concerned members about Board member conduct. No action taken.

No Trespassing Signs - Florence Police suggest having them. Discussion about the need for No Trespassing signs to enforce trespassing laws. Discussion about amending 5.12 Signs in CC&Rs will be put on the September agenda.

Break taken at 12:05pm

Meeting resumed at 12:15pm

Bicycle Complaint - potential fine. The bicycle complaint has been resolved by the POM. A discussion ensued regarding the fine process, and three points were brought up.

Motion: To adopt the fining process into Rules and Regulations. Motion by Glenn, seconded by Tommy. After further discussion the motion was withdrawn.

How to deal with Harassment on CV Facebook Page - POM has resolved situation. No action taken.

Lot 175 Request to Appeal Reduced Fine

Motion: To reduce the fine for Lot 175 to \$250. Motion by Glenn, seconded by Dory. After much discussion the vote was called. Three For: Glenn, Dory, and Tommy. Two Against: Tashi and Ila Mae. Two Abstained: Diana and Jay. Motion failed as four votes are needed for passage per Bylaws 5.5.b

Approval of 2021 Annual Meeting Minutes

Motion: To approve the 2021 Annual Meeting minutes without reading. Motion by Glenn, seconded by Tommy. Motion passed unanimously.

GOOD OF THE ORDER

Maggie thanked the board for their hard work.

Cissy discussed how she didn't think the proper procedures were followed for the fine she re-

ceived and wasn't aware of the rules. She did admit that she had received copies of the governing documents.

Front Line Property Recognition Lot 85 - the POM will place a letter in Lot 85's lot file reaffirming that the Outer Drive property line is the front of the lot so no greenbelt is required, and that due to vision clearance establishing a short section of greenbelt on the Manzanita side is not practical.

Motion: To enter into Executive Session. Motion by Dory, seconded by Tommy. Motion passed unanimously. Entered Executive Session at 1:25pm.

Motion: To exit Executive Session. Motion by Glenn, seconded by Tashi. Motion passed unanimously. Exited Executive Session at 2:00pm.

Executive Session was about personnel matters. No action taken.

ADJOURNMENT: Motion by Dory, seconded by Tommy. Meeting adjourned at 2:02pm.

COAST VILLAGE PROPERTY OWNERS CORPORATION
ANNUAL MEMBERSHIP MEETING
JULY 16, 2022
APPROVED MINUTES
Prepared by Glenn Singley, Secretary

The July 2022 Annual Membership Meeting was called to order in the Coast Village Rose Room at 10:00am by President Jay Guettler.

A quorum was established by the Elections Committee Chair with 52 voting members present.

The agenda was accepted without objection.

Jay thanked everyone who attended and gave meeting rules / notices. He then introduced the staff and Board.

Karla Holloway of Holloway & Associates was introduced by Jay. Karla read the Annual budget and budget comparisons.

Julie Berndt Lot 100 asked how much was set aside from insurance. Karla responded that she doesn't know. POM said that the common areas are covered for disaster except for earthquake. The insurance covers liability.

Robert Davidson Lot 147 asked whether the loss declared in the budget was credit or a budget loss. Karla expressed that it was a budgeted loss. And that the PPP loan from 2021 was forgiven.

Karla said that there is just under \$100,000 in the bank and explained that the organization is in good shape.

Motion to dispense with the reading of the minutes: made by Christina Van Hook Lot 252. Jerry Lowe Lot 259 seconded.

REPORTS:**POM Report**

Carlla Van de Vyver read the POM report and revised the accountant's statement that the organization has over \$100,000 in the bank.

Sue Foss Lot 239 wants to know what kind of fines are assessed for the pool.

Someone on Easy Street asked about the pump station cover.

Larry Beveridge Lot 251 asked about the satellite bath usage and costs. POM explained that the satellite bath is used regularly by multiple people and the costs for electrical runs about \$200 per month.

Ted Hocker Lot 142 asked about the number of maintenance staff. POM explained the amount of maintenance staff. Ted was concerned that there are volunteers pulling weeds in the flower beds. POM explained that the front of the park is slightly neglected and that Tom and Kathee Melahn volunteered to clean it up, so since it saved money to have them do it, she allowed and encouraged it. POM explained the maintenance staffs process for cleaning the park.

Chris O'Neil Lot 190 asked about the bathroom code and why it is different than the gate code. POM explained that it was to keep vagrants and those who were not supposed to use it out.

Vicki Dunaway Lot 145 said that the shower outside by the pool should be cooler, and that there should be a webcam to tell you if there are 10 people in the pool. POM said you can call the office.

Elsie McKean said the shower isn't too warm.

Jerry Sanford Lot 57 said that there are signs that say you shouldn't let food or beverages in the pool area, but there were people eating or drinking by the pool the other day. POM explained that if there is someone by the pool eating, you should call her.

Glenn Singley Lot 150 said there could be privacy issues regarding the webcam on the pool.

Jay thanked the POM for her diligence and kindness.

Activities Committee

No report presented.

ARC Report

ARC Chair Tashi Fonteyn read the 2021-2022 ARC report.

Ted Hocker Lot 142 stated that removal of a tree was not allowed and that trimming is allowed. Tashi said it was added to the file.

Pam DeWolfe Lot 27 had a fence request that was approved.

Greenbelt Committee

No report presented.

Susan Hekimoglu Lot 193 wants to know why there isn't a report from the Greenbelt Committee. Jay explained that there is no Greenbelt Committee. Susan asked why, if there are a lot of discussions about greenbelts in meeting minutes, there is no activity for greenbelt. POM explained that the Greenbelt Committee was disbanded because of a lack of volunteers, and that greenbelt issues are now under the ARC and POM purview.

Glenn Singley Lot 150 recommended that anyone who is interested in greenbelt issues and rules, to go to the home page of our website and click on the underlined greenbelt link.

Elections Committee

Elections Committee Chair Ila Mae Robinson read the Elections Committee report.

Jay thanked Ila Mae and all of the members of the Elections Committee.

OLD BUSINESS:**Update on the Motion to go to the city regarding a change to 10-29 for changing definitions to address soft top carports. Motion passed in 2021 Annual Meeting.**

Jay asked to move this into the new business. Larry Ames Lot 26 explained that the city will not consider changing 10-29 until the CC&Rs have been changed. Jay explained that this motion is to move the item to new business. Glenn Singley Lot 150 was the volunteer to approach the City regarding soft top carports. During the process of reviewing for the soft top issue the city explained that they would be willing to look at 10-29 and that if they did, changes might occur beyond the issue of soft top carports.

Becky Lowe Lot 259 asked what the question regarding soft top carports was. Glenn explained the carport issue with setbacks and why the 20 foot setback that the City requires shouldn't apply to Coast Village.

Kathee Melahn Lot 23 said that if we are going to change the setback we need to change the CC&Rs and that liability will be on Coast Village if they allow violations of the setback.

Jerry Sanford Lot 57 made a motion to move the topic to new business. The motion is unnecessary.

NEW BUSINESS:

Motion: Ban all fires in Coast Village unless fire pit/receptacles are approved by ARC. Pat Rongey Lot 205 - Motion withdrawn.

Motion: Keep bushes by stop sign to be even with the bottom of the stop sign. (Outer Drive and Azalea). Pat Rongey Lot 205 - Motion withdrawn.

Motion: Add to the Rules & Regulations: All Soft Top Carports without sides shall be set back at least 5 feet (5') from the closest edge of the pavement. All soft top carports with sides shall be set back at least 10 feet (10') from the closest edge of the pavement. No carport shall be placed that requires driving on a neighboring property to enter or exit. Glenn Singley Lot 150. Carlla Van de Vyver Lot 22 seconded.

Discussion: Glenn explained that the city is not enforcing setback rules. There are no CC&R rules regarding carport setbacks. Glenn wants the membership to make a decision about whether to create a rule or ignore the issue.

Julie Berndt Lot 100 asks about the definition of the carport in question. Glenn said he will review during discussion.

Larry Beveridge Lot 148 doesn't agree with the changing of laws.

Tom Melahn Lot 23 says this feels rushed and there is no specification about what a soft top carport means.

Dianne Newman Lot 85 says that the board has been reviewing the issue and that this is moment for the membership to decide.

Sandy asked if the city is going to look at 10-29 and then start wanting to enforce things they haven't been.

Glenn said that it's unlikely that the city will change 10-29. Glenn then read the description of soft top carports that can be added to the R&Rs.

Julie Berndt Lot 100 asked for clarification.

Susan Hekimoglu Lot 193 wants to know why we're bothering if the city isn't.

Glenn responded that there are carports that are in violation and that a greater definition would be helpful.

Ted Hocker Lot 142 said that the city is negligent about enforcing the rules even for hardtop carports.

Kathee Melahn Lot 23 wants to know how many carports are in violation. Glenn said 10 to 12. Kathee said that it's less than 2% of the population of Coast Village, and asks if it is worth it for 2%. Glenn responded that the 2% might appreciate it.

Larry Ames Lot 26 talked about how he fought for his 10' setback. He reminded that 5 years ago The Board voted soft top carports out of the park. Then a month later they were voted back in by the Board. He says that the major issue is that people

are using other's properties for turning into them.

Larry Beveridge Lot 148 calls for the vote. Seconded by Ted Hocker Lot 142.

Glenn reread the motion.

Motion failed by a vast majority.

New Motions

Motion: Prohibit loud music, or other intentional disturbing noises, that can be heard outside of the lot boundaries. Such disturbances will receive a verbal warning on the first offense, followed by a written warning on the second offense. Any offenses thereafter will result in a fine as documented in the Rules & Regulations. Motion by Carlla Van de Vyver Lot 22. Seconded by Dory Hethcote Lot 97.

Robert Davidson Lot 147 stated that Nuisances are covered in R&Rs 5.5.

Diana Newman Lot 85 asked if it's just music or all noises. Carlla said loud music or other disturbing noises.

Julie Berndt Lot 100 asked for clarification of the definitions. Carlla explained that loud noises are described partially in the CC&Rs.

Diana Newman Lot 85 asked "During what hours?" Karla said during City Code hours.

Glenn Singley Lot 150 asked to have the motion reread.

Robert Davidson Lot 147 asked what an intentional noise is and that it is ambiguous and why don't they just call the police. Carlla explained that the police would need to record decibels and that decibels are difficult to determine.

Donna Rudd Lot 18 asked if her daughter can have a party with music.

Claudia Garrett Lot 243 said the motion is geared toward her lot. The music is used during their worship and their house is near the street. They have tried to resolve this with the neighbors. She believes the conversation that has been had around the issue has been false.

Pat Thompson Lot 136 asked if there is a rule for the daytime noises. She doesn't hear the music in question. She was under the impression that we have a 10pm noise curfew.

Larry Ames Lot 26 said that the noise travels very easy in the park. The rule needs to be clarified.

Pat Rongey Lot 205 asked why Carlla doesn't go out and record decibel levels.

Julie Berndt Lot 100 agreed that the rule needs to be clarified.

Claudia Garret 243 said the City came out and recorded the decibels and they said it was below indecent levels.

Robert Davidson Lot 147 had an issue with a neighbor complaining about noise levels. The City Code requires certification for noise measuring.

Glenn Singley Lot 150 asked if anyone could define "Nuisance".

Janet Ainsworth Lot 211 said that everyone has an opinion about what a nuisance is.

Jacque Beveridge Lot 148 doesn't think we need a rule.

Call to vote by Tashi Fonteyn Lot 77. Seconded by Jerry Sanford Lot 57.

Motion failed by a vast majority.

Motion: Ask membership to adopt the new ARC Policies and Procedures. Motion by Tashi Fonteyn Lot 77, seconded by Diana Newman Lot 85.

Discussion: Tashi explained what she did to create the new P&Ps.

Susan Hekimoglu Lot 193 said that she hasn't had a chance to read the document and doesn't want to vote until she's read it.

Glenn Singley Lot 150 suggested that people take a chance to review it during the lunch break. Tashi asks that everyone reads it.

Break for lunch at 12:10pm

Returned from lunch at 12:40pm

Susan Hekimoglu Lot 193 asked about the handwritten page. Tashi explained that the handwritten page was just the motions that the board had made that needed to be added in.

Mose Starkie Lot 97 said that voting this through at an Annual Meeting means the only way to revoke or modify the document is in another annual meeting.

Janet Ainsworth asked if the P&Ps motion stating that projects over \$2000 applies to the owner performing the work. Glenn Singley Lot 150 said that it does not.

Susan Hekimoglu Lot 193 asked why the board cares if it's on a private lot. Glenn Singley Lot 150 responded that it is State law.

Diana Newman Lot 85 said that it only applies with contract work.

Robert Bishop Lot 260 wants to know why this document exists when everything is already in other documents.

Larry Ames lot 26 agrees with Mose Starkie and this should be passed at a Board meeting.

Kathee Melahn Lot 23 brought up the ARC P&Ps from previous years and that the modifications were made in writing by a committee of one.

POM states that the push to have a \$2000 limit on contractors was created to stop contractors from taking advantage of older members. She also corrected Kathee's statement that the document was created by a committee of one.

Glenn Singley Lot 150 agrees with Mose Starkie that this is not the venue to approve this document but should be done at a Board meeting.

Motion failed by a vast majority.

Good of the order

Sue Foss Lot 239 has a concern that the internet doesn't work well in the clubhouse. She believes it is a health hazard to not have the ability to make calls.

Susan Hekimoglu Lot 193 wants to thank Tashi and the ARC for all the work they've done. She believes the decisions like that the P&Ps should be run at the Board level.

Motion to adjourn made by Diana Newman Lot 85, seconded by Jerry Lowe Lot 259. Motion passes.

Motion adjourned at 1:01pm

The Thrift Shop

1193 Bay St., Old Town Florence, 97439

(541) 997-5705

Hours:

Monday - Saturday 10am-4pm

Come see us on Facebook and stay updated on our most recent deals and treasures!

www.facebook.com/OCHSThriftShop/

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.



THRIFT STORE ASSISTANT MANAGER:

Providing exceptional customer service, pricing and merchandising items, caring for the shelter pets who "work" there every day, cashiering if needed, opening and closing responsibilities. Schedule could vary based on business needs, but currently we need Saturday through Tuesday (off Wednesday through Friday). Stop by the thrift store and speak to Manager Renee or Executive Director Elizabeth for more information and to schedule an interview. Resumes can be mailed to exec.director@oregoncoasthumanesociety.org.

ANIMAL CARE TECHNICIAN:

We are hiring for full-time and part-time positions caring for our animals and helping them find their FURever homes. Shifts start as early as 7am and end as late as 6pm. Benefits include vacation/holiday/sick pay along with a discount on pet food purchased through the shelter. Stop by the shelter and speak to Manager Pam or Executive Director Elizabeth, or email a resume to exec.director@oregoncoasthumanesociety.org to schedule an interview.