

COAST VILLAGE REPORTER

AUGUST 2018

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 25 ISSUE 8

Board of Directors 2018-2019

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Park Operations Manager:
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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

Website:
www.coastvillageflorence.com



Roger Emigh, President

ANNUAL PARK OPERATIONS/MAJOR MAINTENANCE REPORT JULY 21,2018

Maintenance Staff: One part time Maintenance person has been hired for weekends with some additional hours as needed. One temporary Maintenance person was hired. There were no changes in Office staff.

We continue to have very positive feedback on the website that was created by Glenn Singley. You can now look at financial information and water usage on the website. There are also links to properties for sale.

Cont. pp 2

NOTICES

- ◆ **Facility Hours:** Hours for the laundry room, Clubhouse bathrooms—24-7. Clubhouse and mailroom are 8 am-9:45 pm. Satellite Bath With code only.
 - ◆ **Wi-Fi:** Is now available in the clubhouse. Information for access is posted in the clubhouse entrance and in the adult lounge.
 - ◆ **BOARD MEMBER MEETING: August 18th at 10:00 a.m.**
 - ◆ The Dry Sauna is open—Hours 9:00 a.m. to 8:00 p.m.
 - ◆ Please be careful with the clubhouse phone. If you break it, at least come in the office and notify us. Remember the phone is for everyone's use.
- Pool is open**—hours are 9:00 a.m. until 9:00 p.m.

REPAIRS AND REPLACEMENTS:

- 109 Changes completed on individual lots for water/meters.
- Replacement of 3 gate valves – addition of one gate valve.
- Servicing and replacement of pool pump
- Replacement of wiring and lights in the pool including putting electrical lines to pump room in conduit and bringing up to code.
- Change of switches/thermostats on heating units in clubhouse for more efficient electrical use.
- Addition of wiring in the office for copier to prevent overloads.
- Replacement of printer/scanner in office.
- Repair of small utility truck
- Replace tires on the large truck and trailer including tie rods and brakes.
- Sewer pump replacement (3) on Sewer Pump stations 2 and 3. Electrical panel replacement on number 2 Pump Station. Cleaned out all sewer lines in park of root balls and debris.
- Cleanup and repair on two sewer leaks
- Sand filter on pool cleaned.
- Survey of drainage ditch completed (every 6 months)
- Removal of dead plants at the front gate.
- Replacement of blower
- Replacement of Television in club house.
- Service of computer in clubhouse.
- Electrical outlet added at outside parking lot.
- Repainting of swimming pool fence.
- Completed painting on Spruce Street fence.
- Refinish of both Coast Village entrance signs and
- Replacement of washer and dryer in laundry room.
- Repair of some cuts from water project with quick-set to protect road.
- Adding ventilation to pool shed to bring up to code.
- Painted trim, repaired steps and painted the chemical storage shed.

We will continue our water project through fall.

Schedule for 2018/19 Fiscal Year:

- Repair of floor in maintenance office bathroom and replacement/repair of toilet seal.
- Addition of two plants at east entrance gate to replace dead trees.
- Removal of dead tree in greenbelt at Castaway Cove and Outer Drive.
- Repair of Roadway at 141 Outer Drive
- Further repair of road cuts with quickset to eliminate gravel waste.
- Completion of water project.

Areas of concern and focus:

Accounts Receivable. We still have several lots in the foreclosure process with Lane County and we will eventually have to write off the past due on these accounts. We have liens on properties that are past due however when the County forecloses our liens are written off and are void.

We need to continue to be somewhat aggressive in collections to prevent a loss of income to the Association.

Several lots that are causing a nuisance by appearance and/or noise/loose dogs. We are continuing to fine for problem properties but are not always able to collect fines on properties that are behind in dues.

Completing the water project on target to make sure our system is not leaking and continuing conservation of water utilizing drip systems for watering and repairing leaking toilets and faucets.

The continuing issue of lot owners putting adult diapers and pads into our sewer system which are destroying our lift station pumps and increasing the financial burden of the Association to meet utility expenses. These also can cause sewer line back-ups which create a biohazard in the park.

Carlla van de Vyver
Park Operations Manager

Notice

The Resolution that was recently sent out shows that CVPOC can terminate utilities if you become past due on your HOA fees. If you are having a problem with paying your dues we encourage you to come to the office to discuss. We can also restrict use of the common ground facilities such as the satellite bath and clubhouse and pool.

The ability to pay our bills depends on the income from your HOA fees. Please avoid getting behind. Call the office if you are going to be late. If you have your utilities turned off, you will have to pay all past due and pay a reconnect fee to have them turned back on.

FINANCIAL MANAGEMENT COMMITTEE REPORT

Fiscal Year July 2017 thru June 30, 2018

The year-end financial review along with state and federal tax returns were timely prepared and submitted by our Account Holloway and Associates.

5 YEAR PLAN – RESERVE STUDY: Sub-Committee: Chair; Jay Guettler; Carlla Van de Vver; Ila Mae Robinson; Roger Emigh; Glenn Singley.

5 YEAR PLAN: The committee met in June to discuss the 5 year “Reserve Plan” and the 2018/2019 Operating and Reserve Budget. The budgets were presented at the June 2018 meeting and presented for approval. The Board approved the budgets for the 5 year Reserve Plan and the Operations Plan. There is no need for an increase in dues for the Fiscal 2019 year.

During the 2017/2018 Fiscal year the Coast Village Water Project was approved by a vote of the Association. Due to the costs for the water project the Committee requested an assessment in April of \$150.00 per lot for a total of \$ 37,500.00 in additional funds to be deposited in the Reserve Account targeted 100% for the water project.

The Board of Directors approved the assessment and it was included in the June 2018 billing statements. The additional cost of this project is due to failing saddles and lines not originally anticipated in the scope of work. There are photographs available showing the worn and damaged parts being replaced. This is increasing time and parts cost to the project.

RESERVE STUDY: The Reserve Study Report required by ORS requirements has been generated and submitted to the State of Oregon through our accounting firm and is attached to this report. It is pertinent to continue to build up our reserves since the study indicates CVPOC somewhat underfunded to meet future needs in areas of major maintenance.

The thought process of the Committee is to have a reserve savings of at least \$50,000.00 at the end of the project. Coast Village has depleted much of the Reserve Account to address infrastructure issues in an aging system. We continue to put in \$6,250.00 per month to keep the Reserve going.

At the end of the water project we will need to review the road conditions and make a decision on how to approach repairing the cuts in the road. We will review costs and options in the spring of 2019.

COLLECTIONS: At this time we have \$36,334.00 past due accounts. \$21,280.00 is owed against 84 Manzanita which we hope we will receive after the property goes to auction. At this date we still do not have an auction date. All of the remaining accounts are in collections except two which have been foreclosed on by Lane County. We will lose that money and it should be written off this year. The amount is \$9,640.00.

Financially, Coast Village is doing well at this time with costs being kept under budget in most categories. Positive improvements have taken place in the 2017/2018 year. One of the most important areas to stay aware of are our Accounts Receivable. It is imperative that owners pay their HOA fees. Coast Village depends on these fees to meet obligations of utilities, personnel and maintenance costs.

As of June 31st the amount received and transferred to the Reserve for the Water Project Assessment is: \$ 18,755.00.

Jay Guettler
Treasurer
Submitted July 21, 2018



**The
year
end**

financial statements can be found on our website under “login” you will need a password and can contact the office if you desire one.

Critters among us!

When humans feed wild animals we make them dependent on the continuing food supply. They stay around residential areas and can do real damage to homes.

If you feed deer, those same animals destroy your neighbor's shrubs and flowers. If you feed raccoons, those animals may get into your attic or crawl space causing expensive damages. If you feed bears, then forget to do so, they are likely to destroy yours or your neighbor's patio furniture. Raccoons also carry diseases and parasites, you really don't want them in your yard where your dogs and cats live. They are cute, especially when they have babies with them, but please don't condition them to eating dog or cat food instead of the foods that nature provides.

Please do not feed the animals. They survived very well before humans started making food available; so let them return to the way nature intended. By doing so you will be helping to keep the animal population under control and earn the gratitude of your neighbors.



Senior Dog Rescue is looking for additional foster homes for their tiny little dogs. These dogs are often transported from southern California where they have lost their homes through no fault of their own. Many are local dogs that parents go into nursing homes, are hospitalized, die or just unable to take care of them anymore.

What do you think? Could you take one or two of these love bugs into your home until their forever homes are found? Many of these dogs are Chihuahuas, but some have hair. Most are seniors, but some younger ones come along too. We provide the food and veterinary attention, you supply the love.

Give us a call to talk about what you can do. The more foster homes that we have, the more dogs we can rescue. Give Mary Horrillo a call at 541-902-7559 or stop by the Mini Pet Mall any third Saturday of the month between 12 and 3. We look forward to hearing from you.

Fire Season is upon us! Be careful and be watchful, the vegetation is more dense than usual. Reminder: It is a violation of fire codes to use a blow torch burner to remove vegetation. If you do, you could be cited. We have had residents who have torched their bushes, fences and shoes in the past. So....don't risk it. If you see something -say something.

There have been several inquiries regarding fire pits and bbq's in the park recently. Remember to check the fire danger sign in front of the firehouse on Hwy 101. When the fire danger is high for the city, we request you use only your BBQ or an enclosed fire pit. No open burning.

Also:

No Weed Burning City code 6-1-4-5: No person shall ignite, attempt to ignite, kindle, maintain or allow to be maintained the following fires: (Ord. 15, 2011) E) A fire for the purpose of burning grass, hay or straw, tree limbs and trimmings. This includes burning weeds in your yard and concrete.



FOR SALE: LOT 20 SAND DOLLAR DRIVE—NICE LOT, ELECTRICAL UPDATED. STORAGE SHED. \$70,000.00 CALL LOLA CRIPPIN, 702-233-4160.

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





Keep your eyes open! We have some of these beautiful birds in our park—Roger reported one in his rear greenbelt!

“**Oregon Hairy Woodpecker**, in our rear greenbelt on one of the old shore pine stumps I left about 8' tall. “

It's great when we leave stumps for them to forage on.

DON'T DROP YOUR BUTT!!!

Please stop “dropping” your cigarette butts on the road. Everywhere you walk these days are cigarette butts. We rake and clean them up, however they are unsightly and should not be just thrown down. If you throw a lit one from your car they can cause a fire in the needle debris along the roads.

Would you drop a cigarette on the floor of your home? If you are dropping them on Coast Village streets that is what you are doing.

They are also being found in the sand at the playground. Would you want your small grandchild picking these up and putting in their mouth? **DO NOT DROP YOUR BUTTS!!!**

A change is coming to the Satellite Bath.

Because of past due accounts, we will be changing the code to enter the Satellite Bath.

The gate code will no longer work as of September 10th. You will need to call the office to obtain the “special code” for the Satellite Bath if you use it.

REMEMBER, IF YOU GET BEHIND ON YOUR DUES TO THE HOA YOUR PRIVILEGES TO USE THE CLUBHOUSE, POOL AND SATELLITE BATH CAN BE RESTRICTED.

THE CAT'S MEOW

Blooper the cat!

Hello there, it's me again—Blooper the cat!

I have a friend, his name is “Monster”, well we are not “exactly” friends, but I look at him through the door sometimes. Here is his photo he is a good looking guy don't you think?



We were talking the other day and agreed, people need to slow down!!!! There are a few of us felines in Coast Village you know, and we really, really don't want to get run over by a big car or truck!!!! The speed limit is 10 mph! Please don't speed, and watch out for those of us that live outside part of the time! I don't go outside, but sure wouldn't want my friend to get hurt!

DO NOT SPEED AND KEEP AND EYE OUT FOR PEOPLE AND ANIMALS PLEASE.



Scotch Broom is Beautiful, but Noxious

It is that time of year again when we begin to see Scotch Broom growing throughout Florence. If you see the yellow blooms appearing on your property, it's important that you remove it—roots and all.

The Scotch Broom shrub has become an invasive species throughout the Pacific Northwest, where it competes with native plants, and forms dense stands that are difficult to manage and remove.

Scotch Broom was introduced from Europe as a garden ornamental by early settlers of the Pacific Coast. It's invasive habit and economic costs have landed Scotch Broom on the State Weed Board's list of noxious weeds. It's seed can survive in the soil for up to fifty years. So pull it out as soon as you can identify it.

Note: We have several lots within Coast Village who appear to have Scotch Broom blooming. Please take a survey of your lot and remove any Scotch Broom you find. If you have difficulty doing this, please call the office and our maintenance staff will do it.



WATCH OUT

We have had reports of people walking around late at night that don't appear to live in the Village. Please do keep your bikes and sheds locked up tight.



Wednesday morning coffee and snacks at the Rose Room! These guys are having a great time, consider joining the group and meeting your neighbors.

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.

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

Thank you for stopping at the stop signs!

GUESTS & AMENITIES: It is important to remember that all guests, regardless of age, must be accompanied by a homeowner at all times when using our amenities. This includes the pools, showers, etc. If your guest(s) are in the clubhouse you need to accompany them.

Don't forget it is mandatory for everyone to take a cleansing shower on premise prior to getting into the pools or spa. There are showers in the bathrooms as well as a warm shower at the entrance to the pool.

We are still having a lot of problems with owners not picking up after their dogs. In an effort to assist you, Coast Village will be placing "dog stations" throughout the park. You will be able to obtain a bag at these stations as well as a waste deposit can. This way if your dog defecates out of the gate, you won't have to carry it with you clear to the clubhouse or home for disposal. Please use them!!!!



MAINTENANCE TEAM

(541) 997-3583

Carlla van de Vyver, Park Operations Manager

Mikhail Renner, Lead —Days

Richard Brown—Days

Dennis Barker—Janitorial Monday thru Friday

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

360-521-8428

COMMUNITY CORNER**Architectural Committee Tips**

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

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

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

There's a new pet sitter in Florence!

You may have noticed that the ad for Barbara Lorell's cat sitting service is no longer in the CV newsletter. A couple of months ago I contacted Barbara about an upcoming trip and she told me she was moving out of state. I nearly panicked, but just as I was posting an ad to see if a Coast Village resident would come and care for my elderly cat, Mimi, I noticed a new business card on the bulletin board in the mail room. A woman named Kathey Johnson is now offering pet sitting service in Florence. I met with her and was very impressed with her professionalism – she has insurance with Lloyd's of London and keeps meticulous records and schedules. She had mostly sat with dogs in the past, so I contracted with her when I needed to make an overnight trip in early April. She did great and Mimi was clearly well taken care of, so I hired Kathy to care for her while I was off to the east coast and England to visit with family during the last half of April. While I was gone Kathy sent me updates and even photos. I had a few small vegetable plants under lights and she offered to water them as well – I came back to find them in great shape!

So if you need a pet sitter, I highly recommend Kathey Johnson, who can be reached at (512) 633-4177. Her rates are very reasonable. -- Vicki Dunaway

August 2018

SUN	Mon	Tue	Wed	Thu	Fri	Sat
			1 Coffee Klatch 10 am	2 Bingo 6:30 pm	3 Water Shut Off 8 am to 1pm	4 Private Party Re- served 1 to 4 pm
5	6 Garbage 9 am	7 Brush 9 am Water aerobics 10:00 am Poetry Workshop 7-9pm	8 Coffee Klatch 10 am	9 Water aerobics 10:00 a.m. ARC 4 pm	10 Water Shut Off 8 am to 1pm	11 Private Party Re- served 10 am to 4 pm
12	13 Garbage 9 am	14 Brush 9 am Water aerobics 10:00 am Poetry Workshop 7-9 pm	15 Coffee Klatch 10 am	16 Water aerobics 10:00 a.m.	17 Water Shut Off 8 am to 1pm	18 Annual Board Meeting 10 am Private Party Re- served
19	20 Garbage 9 am	21 Brush 9 am Water aerobics 10:00 am	22 Coffee Klatch 10 am	23 Water aerobics 10:00 Texas Hold' Em 6:30 pm Greenbelt Meeting 3 pm	24 Water Shut Off 8 am to 1pm	25
26	27 Garbage 9 am	28 Brush 9 am Water Aerobics 10 am Poetry Workshop 7-9 pm	29 Coffee Klatch 10 am	30	31	



HAPPY BIRTHDAY: Here's to celebrations!

Rachelle Emigh August 3rd
Bev Mc Elhose August 24th



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

Gary & Patti Hunt August 7th
Terry & Karolynn Hiam August 27th
Vincent & Sharon Mauk August 31th

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



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

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

A reminder, do NOT let people in the gate that you do not know or they do not live here. If someone needs in and does not have the code they can call the number at the gate where we can evaluate if they should be given the code.

Trees: I did a Park survey this week evaluating trees (mostly shore pines) that are leaning either towards a dwelling or the road. Coast Village does their best to keep the park safe. We would ask you to contact the office if you have a dying or dead tree or a leaning tree on your lot that might put others at risk. Often if we are having trees removed the cost is less if several are done at the same time. It could save you money, and save a life or damage to property. We encourage you where possible to leave at least a 6—8 foot stump if in your greenbelt, this encourages bird life to feed and nest.

We are still willing to assist lot owners with cutting ivy off of their trees. If you need assistance please contact the office. We are still removing Scotch Broom. Please advise if you have these plants on your lot.

Below you will see an example of some of the corrosion on the saddles in our water system. We appreciate your patience as we continue our project to improve the lines. This part was leaking (seeping) due to the part being compromised with corrosion.



RECIPE CORNER

Navy Bean Soup

Ham Hocks (Grocery Outlet has great ones and inexpensive too!)

1 bag navy beans (1 lb.)

1 cup chopped onion

1 cup chopped celery

1 cup chopped carrot

Garlic powder or 3 cloves fresh garlic

1 bay leaf

Salt to taste

1 teaspoon chili flakes (opt)

Soak your beans for at least 4 hours, drain and pick through for any bad beans.

Sautee your veggies in 1 teaspoon olive oil until translucent

Add ham hocks, veggies and beans cover with water (about 4 inches over the top)
Cover, bring to a simmer and cook until ham has fallen apart and beans are done.

Yum!!!!



Dog Poop is not recyclable!

Please don't throw your dog waste in the Greenbelt!

Please don't throw your dog waste bags in brush piles! Our maintenance staff is not paid to clean up after your pet!



If you have a dog; please pick up the waste and dispose of it in the Dog Waste garbage can next to the maintenance office or in your garbage.

We will be installing Pet Waste stations in Coast Village this coming month, until then, please carry your animals waste home with you or to the dog waste can near the Clubhouse.



What To Do If You See A Bear:

If you live in Florence, you may never see a bear. Even so, there are many places in the Florence community and surrounding areas where frequent bear sightings occur. If you observe one of these extraordinary animals, notify the Florence Police Department. If you live outside the City, notify the Lane County Sheriff's Office or Oregon State Police.

If you see a bear, what you should do depends on the situation. If a bear approaches you or poses a threat to you or animals you own, act immediately to scare it away. Make as much noise as possible by yelling loudly. Don't worry about waking people in the neighborhood if it's nighttime. If you are with other people, stand together to present a more intimidating figure, but do not surround the bear.

If you frequently have bear sightings, carrying bear or pepper spray may be a safety alternative. Bears that become comfortable around people lose their natural fear of us and sometimes become too aggressive. When they become comfortable enough around people that it leads to aggression, they either need to be relocated or killed.

Coast Village has two bears that usually hang out this time of year, looking for food. A big boar (male) and a smaller female who usually has a least one cub. Please remember to put your garbage out only on Monday mornings. It is wise to take your bird-feeders in at night. Do not leave scraps out to attract crows or seagulls or "bears".

The Coast Village bears do not want to be friends, they will go the other way to avoid you, do not chase, or otherwise harass if you see one.

Stay safe. We love our park-like setting, but it does attract wildlife at certain times of the year.



COAST VILLAGE



**Third
Thursday
of every
Month**

August 16, September 20, October 18



TEXAS HOLD'EM Tournament

A fun and friendly tournament for all skill levels.

\$5.00 Buy-in

Structured to last for approximately 1 ½-2 hours.

Questions? Email egykim@aol.com

In the Clubhouse Rose Room

6:30pm

Second month in a row!!!!

June Grand Champ Kim!!!!



Curb your pets: Leaving this reminder in—please take note!

Dogs It is time to again remind all pet owners that Coast Village follows the City of Florence animal code, Title 6, Chapter 6. The office is receiving complaints about individuals allowing their dogs on private lots to do their “business” as well as complaints of dog doo not being picked up and properly discarded. It is against both Coast Village & the City’s rules to allow either.

Leashing: The city has a rule against unleashed dogs on private property when the dogs are not contained by a fence. Even if you are with your dog on your lot and the dog rushes the road when someone goes by, this is against both City and Coast Village rules.

COAST VILLAGE



First Thursday Every Month

July 5 August 2 September 7

6:30pm

In The Clubhouse Rose Room



**Bring your
quarters!**

**Meet Your
Neighbors**

Come play!

Games will be 25-75 cents per card with a 1.00 Blackout Finale!

(Approximately 5.50 if you are playing one card)

Please email: egykim@aol.com with any questions.

**COAST VILLAGE PROPERTY OWNERS CORPORATION
ANNUAL MEMBERSHIP MEETING
JULY 15, 2017
APPROVED MINUTES**

CALL TO ORDER: The meeting was called to order at 10:05am by Board President Roger Emigh.

ESTABLISHMENT OF A QUORUM: a QUORUM WAS ESTABLISHED with the required 48 members needed for a quorum exceeded.

ANNUAL FINANCIAL REPORT: presented by CPA Karla Holloway, referencing the packet of financial statements and notes that was provided to all attendees.

READING AND APPROVAL OF THE PRIOR YEAR'S MINUTES: Minutes from the 2016 Annual Membership Meeting were read by Secretary Donna Griffin. Ted Hocker #142 moved, second by Gene Van de Vyver #22 to approve the minutes with the correction of Keith Davidson's lot number under the Treasurer's Report. Motion passed.

TREASURER'S REPORT: read by Treasurer Scott Murray.

PARK OPERATIONS MANAGER'S REPORT: read by POM Carlla van de Vyver.

COMMITTEE REPORTS:

Activities Committee: read by Chair Nancy Brock.

Architectural Review Committee: given by Chair Roger Emigh.

CC&Rs & By

Laws Committee: read by Chair Carlla van de Vyver. Leann Chapman #204, asked why motorcycles were not allowed. Carlla explained. Dave Jaeger #102 asked about lots that were going to be combined. Roger explained that they had already been combined. No new lots are to be combined. Keith Davidson, #147, added historical information. Florence city code currently prohibits further changes to lot lines. Dave Wood #43 asked if a lot was sold with more than one mobile home on it, did one need to be removed. Director Larry Ames responded that both units could not be full time residences, but they could stay on the property if used according to the rules.

Greenbelt Committee: read by Chair Glenn Singley. Al Thennell #183 asked if CV maintenance ever did maintenance on green belts, that there was a lot of dry brush in some greenbelts. He also mentioned a tree that had fallen from a greenbelt area. Carlla van de Vyver answered that trees on common areas are addressed by our staff, but not anything in greenbelts that are on individual lots. Al asked about greenbelt located on the street easement. Carlla said she or someone would come look at it and let him know.

Financial Management Committee: read by Treasurer Scott Murray.

Personnel Committee: given by Chair Carlla van de Vyver.

Safety Advisory: read by Chair Ted Hocker.

ELECTIONS COMMITTEE REPORT AND INTRODUCTION OF NEW BOARD MEMBERS: Chair Pat Thompson gave the report. New Board Member Jill Rizk # 201 was announced as a write-in after insufficient candidates volunteered. All other candidates were elected by default. There were two other write-ins who later declined nomination. That left us one Board member short.

OLD BUSINESS: None.

NEW BUSINESS:

1. Motion to elect two additional Board members: President Roger Emigh asked for nominations to fill the one remaining open Board position. Dave Wood nominated Ted Hocker #142. Vernon Wilson, #90, was nominated. Glenn Singley #150 was nominated but declined. Director Larry Ames asked that each candidate say a few words about themselves before the vote was called. Votes for Vern: 42. Votes for Ted: 10. Vernon Wilson was elected to the Board.
2. Speed Bumps: Keep, Remove or Replace?: Vernon Wilson #90 made a motion to remove all newly installed speed bumps, motion seconded. After extensive discussion both pro and con, Elsie McKean #247 asked to move to the vote. For: 50. Against: 13. Motion passed.
3. Dave Jaeger #102: motion that removal of speed bumps begin within 2 weeks of this meeting. 2nd by Noel

- Smith. After discussion, the vote was called: for: 46, against: 6. Motion passed.
4. Allison Cochiara #184 moved to replace the new speed bumps with the gentler ones Carlla mentioned. Carlla said the ones at Green trees are a good option. They are \$133 each. Carlla requested that the office staff be involved in determining placement. Keith answered questions about the Green trees speed bumps. John Mawhinney suggested providing handicap chairs or other vehicles with flags for better visibility. Allison amended her motion to: the Board do a vehicular safety study to determine the best option to reduce speed in the park. 2nd by Noel. Vote: for: 20 against: 44. Motion failed.
 5. Carlla #22 moved that the Board do a safety study in the park to look at ways to slow traffic down, without the option of adding speed bumps back. 2nd Al Thennell. Vote: for: 49, against: 10. Motion passed.

Adjourn at noon for 30 minute lunch break.

Meeting called back to order at 12:33pm. A count revealed 33 members present, not enough for a full quorum. Gene van de Vyver moved, Dave Wood seconded, to adjourn the meeting. Motion Passed. Motion to reconvene at reduced quorum level by Vernon Wilson, second by Carlla van de Vyver, motion passed. Reconvened at 12:35pm.

6. Approve an additional \$30,000 for the Water Project: Motion by Scott Murray, second by Diana Wolfe-Newman, to approve an additional \$30,000 for the Water Project. 30 for, 2 against. Motion passed.
7. Cameras – Update? Updating current cameras is not needed per the POM, however additional cameras would be very helpful to curb theft, vandalism and now possibly speeding and running stop signs. No action is needed by the membership. Keith Davidson pointed out that although our cameras are OK, the software/hardware interface is not supported between our cameras and office computers, so an update of that might be considered.
8. Community Events: Paula Harrison #88 requested volunteers and walkers for the Habitat for Humanity Beach Walk coming up.

The POM addressed leaving our gate open for community events. Since it had been decided not to leave the gate standing open, members expressed concern about whether open-to-everyone community events would still be hosted. The few events we have hosted have changed venues, but Carlla wants clarification on what to tell people who call to ask about events. Ted Hocker #142 moved that the gate be open for community events, and that the gate be manned during those times. Second by Noel Smith. Glenn Singley asked for an amendment to the motion to require that whoever is having the event provide the personnel to man the gate during any such events. Ted agreed. Vote: motion passed almost unanimously.

GOOD OF THE ORDER:

Board President Roger Emigh thanked outgoing Board Members Noel Smith and Donna Griffin for their service.

Keith Davidson spoke with the Florence planning officer about “guest quarters.” They told him that guest quarters are not considered dwellings. Guest quarters must be mobile and lived in less than 6 months per year.

Lynn Dusky, #234, expressed concern about uninhabited and/or uninhabitable lots not being maintained. She requested fines for not maintaining lots.

Jude Craddock wanted to be sure she can give the gate code to invited guests. She can. Also she was concerned about work on vehicles on a lot. That is being addressed.

Lynn Dusky, #234, mentioned vandalism on west side. No one has reported it to the POM. Carlla suggested reporting vandalism both to the police and to the CV office.

John Mawhinney #144 mentioned that the Board has the authority to clean up property and bill the owners, if the owners have been notified of the problem and done nothing. He also asked about potential buyers of lots not being allowed in without a realtor. Carlla clarified that owners can accompany lookers, but not let them in to the park unaccompanied or give them the gate code.

Glenn Singley #150 advised residents to have water filters in place due to all the work being done on the water lines.

Ted Hocker moved, Larry Ames 2nded, to adjourn. Motion passed. Meeting adjourned at 1:24pm.

COAST VILLAGE PROPERTY OWNERS CORPORATION
Executive BOARD OF DIRECTORS MEETING
June 16th, 2018
APPROVED MINUTES

The meeting was **called to order** at 10:00 am

A **quorum was established** with President Roger Emigh, Vice President Diana Wolfe-Newman, Treasurer Jay Guettler, Secretary Jill Rizk, and Directors Kim Davis, Pat Thompson and Vicki Dunaway present.

The **agenda was approved** with the addition item concerning the roadway in front of 142 Outer Drive. The item was put at the end of the New Business section.

Minutes from the April 21st, 2018 meeting were read by *Diana Wolf-Newman*. **Approved.**

The **Treasurer's Report** was read by *Jay Guettler*. There were no objections or discussion.

The **Park Operations Manager's Report** was read by *Carlla Van de Vyver*. The water bill was \$800 over the previous month's bill. There has been one request to have ivy removed and the work has been scheduled.

Carlla added an agenda item as part of the report. The item--Adopt the Termination of Utilities and Access to Common Facilities into Coast Village Policy--was addressed immediately by the Board at the end of the reading of the Operations report. **Motion** was made by *Roger Emigh*, 2nd by *Diana Wolfe-Newman*. **Passed** unanimously.

Motion to authorize sending 30-day notice to Lot Owner 37 when ownership is established made by *Roger Emigh*, 2nd by *Jill Rizk*. **Passed** Unanimously.

The POM report was accepted.

ACTIONS WITHOUT A MEETING:

April 23rd, 2018--Approval of gate installation at the back perimeter fence; which backs up to the south side of lot#155 Outer Drive; of 3-4' galvanized.

someone is traveling. Need to publicize this in the newsletter. *Carlla Van de Vyver* will put street striping on the maintenance calendar.

Carlla Van de Vyver to begin reporting fines and warnings in future newsletters.

NEW BUSINESS:

Budget Approval: Motion by *Jay Guettler*, 2nd by *Jill Rizk*, to adopt the operations and reserve budgets. *Vicki Dunaway* had a question about the cost of the roof replacement in the budget thinking that it would probably cost more than the \$10,000 allocated. Consensus was that the \$10,000 allocated would be sufficient for a simple roof replacement *Ted Hocker* had a question about the water usage this year compared to previous years. With more full-timers (70%), the water usage is expected to be increasing. The data for water usage is showing usage to be all over the board and this is attributed to leakage. The big jumps in cost are from the cost of the sewage, as the rate structure is tiered. As you cross the line of the tiers, the rates jump. **Passed** unanimously.

Personnel--New Hire: *Carlla Van de Vyver* hired a new temporary worker for the next 60-90 days. There will be no overtime associated with this position.

Reserve Transfer: Motion by *Jay Guettler*, 2nd by *Pat Thompson*, to transfer \$2,675 from Reserve account to Operations account for water project. **Passed** unanimously.

Page 2—June Approved Minutes

REPORTS FROM COMMITTEE CHAIRS:

Committee Reports:

Activities Report: read by *Kim Davis*.

No discussion or objections.

ARC Report: read by *Roger Emigh*.

Greenbelt disturbance on Lot 123 discussion was brought up by *Diana Wolfe-Newman* and addressed by Board. **Motion** made by *Pat Thompson*, 2nd by *Kim Davis*, to have a letter sent to Lot Owners of Lot 123 to have repair work commenced within 30 days to restore greenbelt with fine mentioned if no work done to restore greenbelt. **Passed** unanimously.

Greenbelt: read by *Gene Van de Vyver*.

No discussion or objections.

Elections Report: read by *Pat Thompson*.

No discussion or objections.

Financial Management: was combined with Treasurer's Report.

CCR Committee Report: No report to read, but *Carlla Van de Vyver* gave the status of the CC&R revision process. The CC&R document was returned by the lawyers and we are in the midst of scheduling a meeting to review.

OLD BUSINESS:

Stop Sign/Traffic Reviews--Letters:

- One item moved to the Good of the Order section of the agenda, so that Lot Owner could be present.
- A response letter read from Lot Owner who would like to see the video prompting the warning. *Carlla Van de Vyver* to telephone said Lot Owner and let them know to come to the office to see the video.
- Discussion about statute of limitations on Warning Letters brought up by *Vicki Dunaway*. *Vicki Dunaway* made **motion**, 2nd by *Kim Davis*, to have warnings drop off after one year if you have not gotten any subsequent warnings or tickets. After one year, if a Lot has not gotten any vehicle warnings or citations, the record is cleared. **Passed** unanimously.
- Discussion about how to determine the speed that someone is traveling along the roadways. One solution is to paint white lines on the road to use in conjunction with cameras to calculate the speed someone is traveling. Need to publicize this in the newsletter. *Carlla Van de Vyver* will put street striping on the maintenance calendar.
- *Carlla Van de Vyver* to begin reporting fines and warnings in future newsletters.

NEW BUSINESS:

Budget Approval: Motion by *Jay Guettler*, 2nd by *Jill Rizk*, to adopt the operations and reserve budgets. *Vicki Dunaway* had a question about the cost of the roof replacement in the budget thinking that it would probably cost more than the \$10,000 allocated. Consensus was that the \$10,000 allocated would be sufficient for a simple roof replacement. *Ted Hocker* had a question about the water usage this year compared to previous years. With more full-timers (70%), the water usage is expected to be increasing. The data for water usage is showing usage to be all over the board and this is attributed to leakage. The big jumps in cost are from the cost of the sewage, as the rate structure is tiered. As you cross the line of the tiers, the rates jump. **Passed** unanimously.

Personnel--New Hire: *Carlla Van de Vyver* hired a new temporary worker for the next 60-90 days. There will be no overtime associated with this position.

Reserve Transfer: Motion by *Jay Guettler*, 2nd by *Pat Thompson*, to transfer \$2,675 from Reserve account to Operations account for water project. **Passed** unanimously.

Lot 229: Motion by *Roger Emigh*, 2nd by *Vicki Dunaway*, to fine the Lot Owner of 229 \$250 for two incidences of speeding within the Village (\$100/each incidence) and for having two dogs run loose (\$50). The fine letter will include a list of incidences with the possible associated fines. Carlla has spoken with the Lot Owner. There are six identified speeding incidences, two complaints about loose doges, and existing stop sign violations. **Passed** unanimously.

Motorcycles on Rhody Weekend: *Roger Emigh* made a **motion**, 2nd by *Jay Guettler*, to fine Lot Owner 196 \$50 for operating motorcycle in Village. Letter to include that in the future fine will be for each motorcycle brought into the park and per incidence of operation. Motorcycles are not allowed to operate within Coast Village. Carlla notified the Lot Owner of the possibility of fine. **Passed** unanimously.

Greenbelt Letter: *Roger Emigh* made a **motion**, 2nd by *Diana Wolfe-Newman* to send a letter to all lot owners about Greenbelt Committee being authority for all greenbelt issues. Proposal to send a letter out to all Lot Owners that if they utilize the Greenbelt Committee BEFORE they make any adjustments to or trim in any of their greenbelt areas, the Lot Owner can't get into trouble with the Board. "The vegetation is what gives Coast Village its sense of privacy and expansiveness. And, if we don't protect that, we lose the beauty that is Coast Village."—Diana. **Passed.** *Jill Rizk* voted against the motion.

Road Work Needed near 142 Outer Drive: Estimate for repair came in at \$2,230 from Ray Wells. This is not a full quote. Lot Owners are not allowed to make changes to the natural drainage or have water forced onto neighboring properties. Work done by Ray Wells would be guaranteed. Carlla to place sand bags at the area worst affected and we will wait for the complete quote and design by Ray Wells and take up the issue at next month's meeting.

GOOD OF THE ORDER:

Two Letters Read: One protesting the water project assessment and one about a traffic violation warning letter received.

Motion by *Pat Thompson*, 2nd by *Jill Rizk*, to deny appeal from Lot Owner 183 to consider incident of running stop sign involved in warning letter. **Passed** unanimously.

Annual Meeting Luncheon Snacks: Motion by *Kim Davis*, 2nd by *Jay Guettler*, to provide luncheon snacks at Annual Meeting break. **Passed** unanimously.

Dog Poop: Lot Owner 121 not picking up dog poop from his dog.

Motion by *Pat Thompson*, 2nd by *Jill Rizk*, to adjourn the meeting. **Passed** unanimously.

Meeting adjourned at 2:00pm.

We will be sending out a self-stamped postcard in the next few weeks allowing owners to vote on the following:

Do you want to add an option in the new CC&R's to allow motorcycles in the park? Please mark the postcard with a yes or no and drop back in the mail to us. Our vision if passed is to have a similar rule to Green Trees motorcycle policy.

Thank you.

FINDING ADULT DIAPERS AND DOG PADS IN THE SEWER

We have spent several thousand dollars in the last two years replacing our pump station pumps for one reason. **ADULT DIAPERS AND DOG PADS** being placed in the sewer.

How people manage to flush these items I do not know, however we do know that somehow people are doing it and as a result the pumps in our sewer pump stations are being destroyed.

We have lost two pumps recently on Outer Drive at Manzanita as well as a sewer line clog on Outer Drive. All because someone is not using good judgement in disposing of these kind of items.

We are placing some red hazardous bags at the post office. Please, pick them up if you use the above items and place your soiled items in the bags and place in with your garbage.

DO NOT, I REPEAT, DO NOT, CONTINUE TO PLACE THIS TYPE OF ITEM IN OUR SEWER SYSTEMS.

