COAST VILLAGE REPORTER

JULY 2013

COAST VILLAGE PROPERTY OWNERS CORPORATION
131 Rhody Loop, Florence, OR 97439 (541) 997-3312

VOLUME 17 ISSUE 7

CVPOC
Board of Directors
2012-2013

Jodi Hawkins (541) 603-2599
President

Peg Mawhinney (520) 360-5357
Secretary

Celeste Day (541) 590-9210
Director

Charles Dunlap (541) 999-4699
Director

Mary McGann (541) 603-5730
Director

Ila May Robinson (541) 997-2386
Director

Pat Rongey (541) 603-5730
Director

BOARD MEETING

Saturday, July 20, 2013
General Membership Meeting
10 am Clubhouse Lounge
Regular Board Meeting
Begins Upon Adjournment

NEXT SCHEDULED BOARD MEETING MEETING

Saturday, October 19, 2013
10 am Clubhouse Lounge
Clubhouse Lounge

Business Office: (541) 997-3312
Available for general business
9 am to noon
1 pm to 3 pm M-F
Available for park emergencies
8:00 am to 3:00 pm M-F

Maintenance Office:
(541) 997-3583
Summer Hours
Maintenance staff on premises
M - F from 7am -4pm
Sat. & Sun from 7am -3:30pm

Available 24/7 for
park maintenance emergencies
(541) 997-3583

Website:
www.coastvillageflorence.com
FAX line: 541-902-0103

FROM THE PRESIDENT'S CORNER

Happy Summer!!!

Welcome home to all the Snowbirds, it is great to have you back.

Elections are here...It is really important that you consider who will best represent you for the coming year or two. We have some really good people running for your Board and ask that you make your vote count. Thanks to all who have responded to the call to serve. We appreciate you.

I want to also say a thank you to Palmer Hundtoft and Larry Phillips who have made the really hard decisions concerning the budget and Facilities Management. They have stepped up and made sure that everything has kept running through water leaks and pump station breakdown.

The Annual Meeting is coming up and I hope you are all planning to be here. It is very important that you be heard and we welcome you.

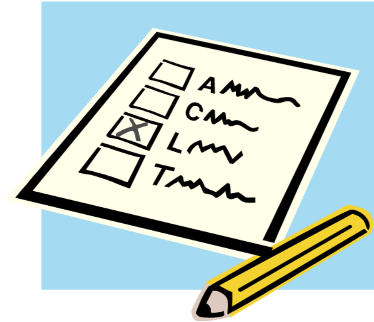
ELECTIONS COMMITTEE NOTICE

What is a Proxy?

One of the problems with our annual meeting is getting sufficient people to attend to reach a quorum. With proxies, you can be counted as present even though you can't make the meeting in person. The person to whom you give your proxy will also be able to vote on any issue that comes up at the meeting. Give your proxy to a person whom you trust to make a decision on your behalf. **You may only give someone a proxy if you do not attend the meeting.** A person who is voting at the meeting may only vote for themselves and **two** other people who are not present. Remember, a person must be an owner in Coast Village to have a proxy, and only Coast Village owners can give a proxy.

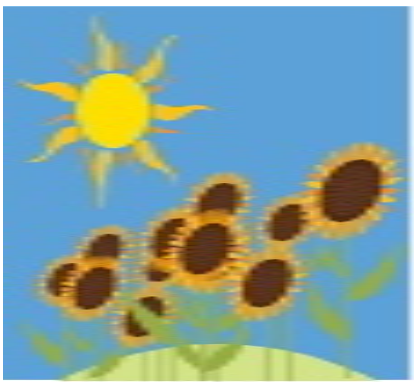
NOTICES

- ***Facility Hours:*** Summer hours for the clubhouse, laundry room & mailroom are 7am-10pm.
- ***Meter Reading:*** Park electrical meters will be read this month beginning Tuesday, July 16th.
- ***Wi-Fi:*** Is now available in the clubhouse. Information for access is posted in the clubhouse entrance and in the adult lounge.



What do I need to do?

The **Proxy Vote Consent Form** will be included with your Annual Membership Meeting Notice. **If you chose to use a proxy**, provide your signature and Coast Village address on the consent form. Give the form to the person you have chosen to be your proxy. That person must also sign it and provide their Coast Village address. The person attending the annual meeting must take this form, with both signatures and addresses, to the meeting in order to vote on your behalf. It will be collected at the sign in table.



FROM the ACTIVITIES COMMITTEE

Greetings from your Activities Committee!

The weather is getting warmer (even if it's wet) and the Coast Village Community is swelling with families returning for summer. It is great from my perspective to meet nice people and enjoy living here at the Village.

Bingo has been a bit slow. We changed the hours to start at 7:00 p.m. but when there were fewer turnouts we returned the hours to start at 6:00 and a few people retuned to play. We will keep the hours at 6:00 p.m. start for now. I encourage everyone to come out on Thursday evenings. It's fun and then there is the free popcorn! It's a great time for community and we laugh a lot.

July 4th is our BBQ. The BBQ will start at 1:00 p.m. with the Activities Committee supplying the hot dogs and hamburgers, yours truly manning the grill. Please bring a side salad and BYOB and hope for sunny skies. It will go from 1-4 so there will be lots of time to enjoy the pool, eat good food and still go to town in the evening for 4th of July festivities.

The garage sale is on and we will be sharing the date with the community up the street. By doing this we can hope for a good turnout. Think about what you might like to sell and reserve a table space now. The sale will be on August 17th at the clubhouse. There will be a $5.00 fee for space. All revenue for the spaces will go to the Activities Committee Fund.

There is a beautiful basket on display at the office which will be given away at the annual meeting this year. We hope there will be a good turnout for the meeting.

The potluck for June was canceled due to the BBQ on July 4th but remember there will be a potluck on the 27th of July and we will continue to have a potluck the 4th Saturday of each month. If there is any change to that we will post it in advance on the post office and club house doors.

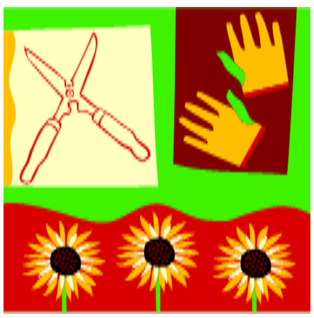
If anyone would like to start up a new activity like cards or anything else - please contact any of the committee members.

We appreciate the continued support of the Village, remember this is "your" activities committee and we are open to any and all ideas.

The garden is growing although some of our boxes need to be replanted. The green beans along the fence are in bloom and the peas I have harvested are delicious. If you have an interest in planting it's not too late for radishes, beets, carrots - talk to me and we will see if we can find you some space.

Happy summer to all!!!!!!

Submitted by Carlla van de Vyver, Activities Committee Chair



MAINTENANCE DEPARTMENT

There was a day the pool was closed for half the day because the line that feeds chlorine into the pool had a part that needed to be replaced. It took a little more time than we expected but we got it fixed the same day and changed the pool filter in the same week. A water leak by 236 Horseshoe Bend and at 107 Manzanita was fixed. Hedge trimming has started. We also walked the park looking for branches that could snag anyone walking by and took care of them. There are now Coast Village Maintenance Request Forms at the office for things that need to be fixed, like hedges that need to be trimmed that have been missed or grown faster than expected. The goal is to get these forms on the website, however there is a process that takes place before anything is put on the website, and so for now they will be available in the office. I'm sure most of you know by now Toby has left and we wish him the best of luck. Sadly, Tim has left as well and we wish him the best of the luck in his future adventures. I know I learned a lot of both of them. With all these changes come the opportunity to set things on a path that everyone wants to see the maintenance on and we are working towards just that. Part of that change is welcoming Kathy back with open arms as she learns another part of Coast Village employment in the maintenance department. I have spent a week training Kathy for those duties and have great faith in her abilities and what she brings back Coast Village.

Don't forget 4th of July is a great BBQ weekend but please be safe and keep in mind where you can and cannot set off fireworks. Like my mom always said, "It's all fun and games until mom get the ER bill".

Happy 4th of July and stay safe.

RayLynn

COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS
SPECIAL MEETING
Thursday, June 6, 2013

Call to Order: President Jodi Hawkins called the CVPOC Board of Directors Meeting to order on June 6, 2013 at 5:00 p.m. in the Club House. She then asked John Mawhinney to facilitate the meeting.

Establishment of a Quorum: Present were President Jodi Hawkins, Pat Rongey, absent ChuckDunlap. It was noted that there were two resignations: Diana Glasgow and Susan Dukes. According to ORS 65.334 (c) "If the

Directors remaining in office constitute less than a quorum of the board of directors, they may fill the vacancy by the affirmative vote of a majority of all the directors remaining in office”.

Appointment of Directors: Pat Rongey MOVED that the Board of Directors appoint Celeste Day, Peg Mawhinney, Mary McGann and Ila Mae Robinson to fill the existing Board vacancies and to serve until the next annual election. (July 20, 2013). The MOTION passed unanimously.

Pat Rongey Moved to amend the proposed agenda to include Good of the Order. Passed unanimously.

Jodi Hawkins MOVED the Agenda is accepted as amended. Passed unanimously.
Committee Reports: Mary McGann submitted the Personnel Committee reports for May 17, 2013 and May 30, 2013. John Mawhinney read the reports. Ila Mae Robinson MOVED to accept the Personnel Committee’s recommendations regarding office staff to hire Sue Morgan as a full-time permanent employee with a pay increase, paid medical insurance, PTO and holidays as outlined in the CVPOC Employees Policies and Procedures. Passed unanimously.

Ila Mae Robinson MOVED the Personnel Committees recommendation to allow the office manager to use the CVPOC credit card for gasoline once per month for using her car to conduct CVPOC business. Passed unanimously.
Celeste Day MOVED to accept the Personnel Committee’s recommendation to limit the amount of PTO which may be accrued to no more the thirty (30) days per employee.

Celeste Day MOVED to accept the Personnel Committee’s recommendation to require overtime is pre-approved. Maintenance emergency overtime may be authorized by the Facilities Management Coordinator or Facilities Management Chairman and shall be reported to the Facilities Management Chairman and/or Board President as soon as possible. Passed unanimously.

Palmer Hundtoft, Facilities Management Chairman, submitted and read the Facilities Management Committee’s Report. Mr. James Yarnell, Lot 171, made a point of order regarding the legality of the proceedings and wanted that objection associated with each of the Board’s actions.

Peg Mawhinney MOVED the Board accept the Facilities Management Committee’s recommendation that Frank Brooks be terminated effective May 21, 2013. Passed unanimously.

Peg Mawhinney MOVED to accept the Facilities Management Committee’s recommendation to hire RayLyn Berning. She is to be hired as a permanent full-time employee effective June 1, 2013 with a pay increase, PTO and holidays as outlined in the CVPOC Employee’s Policies and Procedures.

Mary McGann MOVED to accept the Facilities Management Committee’s recommendation to hire Tim Walls as the Facilities Management Coordinator effective May 22, 2013, with a pay increase, paid medical insurance, PTO and Holidays as outlined in the CVPOC Employees Policies and Procedures. He will also be forwarded one week of PTO. Passed unanimously.

PEG Mawhinney MOVED to accept the Facilities Management Committee’s recommendation to authorize the Facilities Management Coordinator or the Chairman of the Facilities Management Committee to hire a full-time maintenance person subject to budget restraints and the CVPOC Employees Policies and Procedures. The Board retains the authority to review and revise all employment decisions. Passed unanimously.

Peg Mawhinney MOVED to accept the Facilities Management Committee recommendation to authorize the Facilities Management Coordinator or Chairman of the Facilities management Committee to hire temporary help as needed, subject to budget restraints and CVPOC Employees Policies and Procedures. The Board retains the authority to review the employment decisions. Passed Unanimously.

Palmer Hundtoft, Chairman, Facilities Management Committee submitted and read a report concerning lift pumps. Information and bids were included.

Pat Rongey MOVED to accept the Facilities Management Committee's recommendation replacement of three (3) lift stations: Consolidated Pipe to provide equipment at approximately $12,000 each; Ray wells to provide installation at approximately $10,000 each; J.D. Electric to provide electrical work at approximately $750 each. Total amount not to exceed $72,000 and funded from the Reserve Account. Passed unanimously.

Good of the Order: Larry Beveridge, Lot 120; Ellen Templar, Lot 82; Carlla Van De Vyver, Lot 22; James Yarnall; Jude Craddock Lot 140; Pat Thompson Lot 136; had a lively discussion concerning the above issues.

Pat Rongey MOVED the Board Adjourn. Passed unanimously.

Margaret J. Mawhinney	Jodi Hawkins
Acting Secretary	President

COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETING
DRAFT MINUTES
June 15, 2013

CALL TO ORDER: The Board meeting was called to order by President Jodi Hawkins at 10:09 a.m.

ESTABLISHMENT OF A QUORUM: The following Board members were present; Jodi Hawkins, Celeste Day, Chuck Dunlap, Peg Mawhinney, Mary McGann, Ila Mae Robinson, and Pat Rongey. John Mawhinney was asked to facilitate the meeting, he accepted.

MEMBERSHIP INPUT ON AGENDA ITEMS: James and Tamie Yarnell, 171 Rhody Loop, requested to speak and were heard regarding the Special Board Meeting of June 6, 2013. After discussion Mary McGann made a MOTION that the agenda be amended to include purchase of new computer for office under NEW BUSINESS and accepted as amended. Motion passed unanimously.

READING OF THE MINUTES: Peg Mawhinney made a MOTION to amend the May 18, 2013 Minutes - first paragraph under NEW BUSINESS delete "Keith Davidson" and "Committee"; MOTION passed unanimously. Peg Mawhinney made a MOTION to accept the May 18, 2013 Minutes as amended; MOTION passed unanimously Peg Mawhinney made a MOTION to accept the June 6, 2013 Board of Directors Special Meeting Minutes as written; MOTION passed unanimously. Peg Mawhinney made a MOTION to include in the record the Action without a Meeting where the Board approved on June 13, 2013 to have Margaret (Peg) Mawhinney Secretary effective June 13, 2013; MOTION passed unanimously.

TREASURER'S REPORT: There was no Treasurer's report. It will be made available when ready.

COMMITTEE REPORTS:
Activities Committee: Carlla van de Vyver, Committee Chair gave verbal update on ongoing events and announced upcoming July 4, 2013 BBQ.
Architectural Review Committee: Keith Davidson read written ARC Report and submitted to Secretary.
CC&R'S & By-Laws Committee: No report.
Communications Committee: John Mawhinney, Committee Chair reported that the committee will be reinstating the informal "Weekly" publication & as in the past, they will be available online; paper copies made available in the mailroom & office. He also suggested the Board rescind or amend a number of the motions which, while properly recorded, contained incorrect or stale information (The following motions were made to amend/rescind Motions made at the May 18, 2013 Board Meeting): Peg Mawhinney made a MOTION to strike "stamped" in regard to any membership

ballot from the statement “self-addressed and stamped envelope” since we historically don’t put stamps on our ballot return envelopes. MOTION passed unanimously. Peg Mawhinney made a MOTION to rescind the Motion “The Treasurer is directed to move all or a part of the reserve fund to a new bank for FDIC insurance purposes”; since the Insurance protection for funds deposited can and will be provided by our current bank. MOTION passed unanimously. Peg Mawhinney made a MOTION to rescind the Motion “to give a variance for the shed in the greenbelt on Lot #171 until it falls down or is taken down because it has been in place since 1970 before incorporation”; since the Board cannot grant variances to the CC&R’s. MOTION passed unanimously. Peg Mawhinney made a MOTION to amend the statement in the minutes “Any cost that exceeds 5% or more of our annual budget for any unanticipated expense must be voted on by the membership and obtain 75% approval vote to be authorized” to say “it is prohibited to be making Capital expenditures or unanticipated expenditures exceeding 5% of the annual budget”; since this vote requires a majority of the members voting, not 75%. MOTION passed unanimously.
Elections Committee: Ila Mae Robinson, Committee Chair, reviewed Declaration of Candidacy forms & deadline, June 17, 2013; ballot packet & answered questions from the audience regarding July election.
Facility Management Committee: Palmer Hundtoft, Committee Chair - verbal update regarding Sewer Pumps; water leaks; meter reading; staff changes & recognition of community volunteers filling in; new committee member, Jean van de Vyver. Fielded questions from audience & encouraged interested parties to attend committee meeting on Wednesday, June 19, 2013 at 1:00 p.m. for more details. Recommended Board approve bids to repair roof & install concrete slab for trash area. Peg Mawhinney made a MOTION to approve bid by Burch’s Roofing, Inc. for $550.00; MOTION passed unanimously. Peg Mawhinney made a MOTION to approve bid by Alder Creek Concrete & Construction for $2,675.00. MOTION passed unanimously.
Financial Management Committee: No report.
Personnel Committee: No report.
Maintenance Report: Palmer Hundtoft, Facility Management Committee Chair, took questions from audience.

OLD BUSINESS: Mary McGann gave verbal report and submitted written summary of discussion with P.U.D.

NEW BUSINESS: Jean Murphey of Coast Insurance, Florence, OR passed out Insurance Review Packets to Board Members. She made presentation and answered questions from the Board and members of the audience. Palmer Hundtoft, Facility Management Committee Chair recommended the Board accept the package as presented. Peg Mawhinney made a MOTION to accept the bid. MOTION passed unanimously. Peg Mawhinney made a MOTION to purchase a new computer for the office for an amount not to exceed $1,000 from the Reserve Fund as approved on the 5 Year Plan. MOTION passed unanimously.

CORRESPONDENCE: None.

GOOD OF THE ORDER: For clarification of “who has the right to speak at board meetings”, John Mawhinney read DIRECTOR’S MEETING OPEN TO MEMBERSHIP (Section 5.7) from the Bylaws, “Regular, special and emergency meetings of the Board of Directors shall be open to the membership of the Corporation; provided, however, that a member who is not a director shall not participate in any board deliberation or discussion unless expressly so authorized by the chairperson.” He also wanted everyone to be aware that CVPOC does not have a Community Beautification Committee and asked residents to report anyone representing themselves as a member of such committee to the office or Neighborhood Watch.

Peg Mawhinney made a MOTION to “adjourn the meeting”. MOTION passed unanimously. The meeting was adjourned at 12:40 p.m.

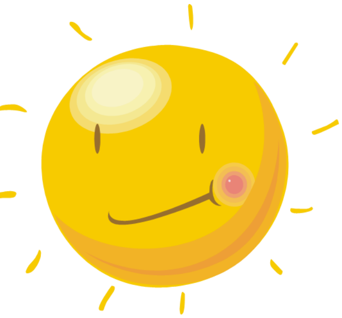
Respectfully submitted,

Margaret (Peg) Mawhinney, Secretary *Jodi Hawkins, President*

Thank you to Ron and Janice Yeaman at 104 Manzanita Way for donating the plastic table and chairs now in the play area to our community. We appreciate your generosity!

HAPPY ANNIVERSARY
20th Wayne & Shirley Shotwell
21st Larry & Diana Phillips

HAPPY BIRTHDAY
13th Georgia Dame
27th Mike Bray



The 4th of July is a CVPOC staff holiday

JULY 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3 BROWN BAG LUNCH 12 PM LOUNGE	4  JULY 4TH BBQ 1:00 - 4:00 PM CLUBHOUSE	5	6
7	8 AGENDA ITEMS DUE GARBAGE PICKUP	9	10 HOT LUNCH 12 PM ADULT LOUNGE	11 ARC MTG 4 pm BINGO 6 PM LOUNGE	12	13
14	15 DEADLINE FOR NEWSLETTER GARBAGE	16	17 BROWN BAG LUNCH 12 PM ADULT LOUNGE	18 BINGO 6 PM LOUNGE	19 BOARD WORK SESSION 3:00 PM CONFERENCE ROOM	20 BOARD MEETING 10 am Clubhouse Lounge
21	22 GARBAGE	23	24 BROWN BAG LUNCH 12 PM ADULT LOUNGE	25 ARC MTG 4 pm BINGO 6 PM LOUNGE	26	27 COMMUNITY POTLUCK DINNER 5 PM ADULT LOUNGE
28	29 GARBAGE	30	31 BROWN BAG LUNCH 12 PM ADULT LOUNGE			