COAST VILLAGE REPORTER

July 2016

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 22 ISSUE 7

CVPOC
Board of Directors
2014-2015

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Vice President (503) 927-9315
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BOARD MEETING

Board Meeting July 16th
10:00 a.m. Rose Room

Business Office: (541) 997-3312
Available for general business
9am - 3pm
Office staff: Nancy Brock
Park Operations Manager:
Carlla Van de Vyver
Carlla.cvpoc@qwestoffice.net
Phone 360-521-8428

Maintenance Office:
(541) 997-3583
Hours of Operation
Maintenance staff on premises
Mon - Sun from 7am –10pm

Available 24/7 for
park maintenance emergencies
(360) 521-8428

Website:
www.coastvillageflorence.com

Presidents Update: Budgets and our Annual Membership Meeting

Hot Topic: Where do our monthly dues go and where have costs increased?

Here is a breakdown of them for 2012-2013 and the new budget for 2016-2017:

	2012-2013 Spending	2016-2017 Budget	Change over 4 years
Total	$426K	$513K	
Spending Per Lot per Month	$142	$171	+$29
Dues Per Month for:			
Office Staff/ Park Manager	**$8**	**$21**	**+13**
Maintenance Staff	$33	$32	-1
Payroll Taxes	$5.5	$6.5	+1
Maintenance And Utilities	$17	$18.5	+1.5
Water/Sewer/Garbage	**$42**	**$51**	**+9**
Insurance/Legal/TV/ Internet/Office Exp.	$7.5	$7.5	same
Operating/Accounting	**$4**	**$9.5**	**+5.5**
To Reserve	$25	$25	same

Annual Membership Meeting:

This important meeting is open to all lot owners in good standing. It is defined in some detail in our Bylaws and this year it will be held on July 16th at 10am. Subject to certain limitations and abiding by Roberts Rules of Order, the membership can, provided at least 20% are in attendance, make motions and set policy on basically anything that can normally done by the Board of Directors at regular monthly meetings. It is worth noting that because the membership meeting has a much larger attendance, as compared to our monthly board meetings, the rules of order we will follow are slightly different.

Cont: pp 2

NOTICES

- ***Facility Hours:*** Hours for the laundry room, Satellite Bath and Clubhouse bathrooms—24-7. Clubhouse and mailroom are 7am-9:45pm.
- ***Meter Reading:*** Park electrical meters will be read this month beginning Friday, July 15th, 2016.
- ***Wi-Fi:*** Is now available in the clubhouse. Information for access is posted in the clubhouse entrance and in the adult lounge.
- **Satellite TV** is now available for your enjoyment in the clubhouse. This is for everyone's use.
- All members are invited to attend the Board Meetings, please attend and let us know how we are doing.
- The Dry Sauna is open—Hours 8:00 a.m. to 8:00 p.m.

Cont. from page one:

For the annual meeting, our Bylaws state that "using Robert's Rules of Order, the President shall recognize any and all membership input from the floor until the meeting is adjourned" and the adjournment requires the "Motion and second shall

The President calls the meeting to order but the members decide when to adjourn it.

Due to the small size of our board and relatively few lot owners attending regular monthly meetings, these meetings are carried out under what is commonly called "Roberts Rules of Order for Small Boards", which feels more like a committee meeting. For example, discussion is often allowed prior to a motion being on the floor, the Chair participates freely in discussions and can make motions without vacating the chair, and we routinely jump around the agenda. For our larger Membership Meeting, we will follow the normal (some would say stricter) rules of order and I think it is helpful to shed some light on how them.

First things first: Robert's instructs that an organization is entitled to carry out meetings that are in order and follow the agenda. An agenda is approved first, people are recognized by the Chair and they alone have the floor and are entitled to address the meeting. Interruptions, side discussions, and/or disruptive comments are out of order and will be ruled as such by the Chair. A member will be given 1 warning and if there is a second issue, the member will be asked to leave the meeting.

Moving on, how do lot owners participate? There are 2 places in the agenda where members can be recognized and provide input: **New Business and Good of the Order.**
Cc from page #1

New Business: this is where motions can be made and if they are seconded and not ruled out of order by the Chair, debate then occurs on the motion, under control of the Chair, and eventually the motion is dealt with (voted on, tabled, referred to committee, or withdrawn). Important here is the anything in New Business starts with a motion and second, debate and discussion happen after that, not before. Also, once a motion has been made and dealt with, a similar motion would be ruled out of order, the issue can be raised at a future board meeting or the next annual meeting but not again at this meeting.

Good of the Order: this is where members can make short (a minute or 2) comments about something. This is not the place for debate or back and forth discussion and motions are out of order. To introduce a motion at this point in the agenda requires that 2/3 in attendance vote to 'suspend the rules and consider' the motion out of order (temporarily move the meeting back to 'New Business').

Appeal the Chair's Decision: while it might appear the Chair is in total control of the meeting it is actually a majority of the members, the Chair just maintains order by making rulings. Almost any decision of the Chair can immediately be appealed, if it is seconded a vote is quickly taken and if a majority of the members agree, the Chair is overruled and the ruling is vacated.

To help recognize people in order during the meeting, there will be a sign-up sheet (Name and Lot Number) for "New Business" and "Good of the Order". People that have signed up will be recognized in order they are on the list and once that is completed, the Chair will recognize any additional people that did not get on the sign-up sheet. Once everyone has had a chance to provide input and participate, the meeting will move to the next agenda item.

From the Park Operations Manager

Carlla.CVPOC@Qwestoffice.net
Phone: 541-991-0762 (Cell)

As spring and summer start many of us will be having guests. Just a reminder: No street parking is allowed. Also parking in the common areas for more than 8 hours requires notification to the office. All overnight parking in the clubhouse parking lot requires a parking permit.

One of the issues we deal with is keeping our roads clean. We hear from residents every year wondering why we spend so much time blowing roads. Especially in summer we blow roads, rake road debris and pick it up with brush. The reason for this is not only appearance but fire safety. If we allow a buildup of needles and pine droppings it only takes a short time before that buildup in several inches thick. It would only take one cigarette carelessly thrown from a car to start a fire. Because we are so heavily wooded here at CVPOC a fire would be a huge disaster. We appreciate your patience with blower noise. We want Coast Village roads to remain attractive and worry free.

When it comes to utilizing our roads, Coast Village residents and guests should feel safe. Many residents drive, walk or bicycle at all hours. In many instances one walker may have a fellow walker or pets along with them. The "speed" limit is 10 miles per hour. All residents agree to abide by this speed limit by the simple act of moving into Coast Village. There are a multitude of signs and street markings to remind all of the 10 mph speed limit. These signs and markings are not recommending or advising; 10 mph is the maximum allowable speed limit within the confines of all of Coast Village. If one chooses to ignore this requirement the consequences can be a fine.

The aforementioned procedure can be lengthy and awkward to enforce. It is the intent of this article to encourage the Village approach of compliance. If you observe someone violating our rules of the road, take note of the date, violation, vehicle description and driver, if possible. If that same person is seen continually violating our roadways, contact a Board member or fill out an Action Request Form, available at the clubhouse office. Please folks we ask you drive defensively and responsibly and keep your speed down to 10 mph.

Staff has been reduced by one staff member. This will impact our budget by approximately $15,000.00 per year. I am looking for a temporary (through the summer) worker for janitorial work. This will be Saturday, Sunday and Wednesday nights. I will be locking up on Monday and Tuesday nights from now on and all of this will reduce costs. On the nights I close there will be no janitorial help available except in an emergency. In case of emergency you may call the maintenance number. 541-997-3583 or 360-521-8428

We are experiencing extra cleaning needs in the bathrooms lately. I would like to ask you all to treat the CVPOC bathrooms as you would your own. Lately we have had vandalism and unclean practices in our bathrooms. Remember, these bathrooms are used by many. Please pick up after yourself. Do not leave sanitary supplies or soiled depends on bathroom floors. If you have an accident in the showers, please clean up after yourself.

Recently our maintenance staff have been stopped on the road while picking up garbage and brush by residents demanding to know their schedules, why they do things in a certain way, and telling them they are not working hard enough, or that we don't need two staff to complete a task. The staff are feeling very uncomfortable with those type of confrontations. I would request that if you have these types of comments they be addressed at the office or at a BOD meeting. Our staff all work hard. They are employees and should be treated with respect. Their duties are defined by their job descriptions and the CVPOC Manager. Discussing CVPOC dues and expenses and how much they make are not appropriate conversations to have with staff.

Carlla van de Vyver
Park Operations Manager

Recipe Corner:

SUMMER CORN SALAD

4 EARS CORN
1 RED ONION CUT INTO SMALL DICE
1 GREEN PEPPER CUT INTO SMALL DICE
1 RED BELL PEPPER CUT INTO SMALL DICE
HANDFUL FRESH CILANTRO, FINELY CHOPPED
2—3 T EXTRA-VIRGIN OLIVE OIL
JUICE OF TWO LIMES
SALT AND PEPPER

- Shave the corn off the cob and add the diced vegetables
- Mix together the olive oil, lime juice and salt and pepper
- Add dressing to salad

Note, I add a chopped, seeded jalapeno to this salad—great if you like extra spice!

CURB YOUR PETS

There are continuing complaints regarding people not picking up after their pets as well as people allowing their pets to disturb the landscaping in lot owner's yards. Please be courteous and pick up/ clean up after your pets. It is not only required; it is the neighborly thing to do.

Greenbelt Committee

The Greenbelt Committee has completed a few more projects. Please check out the Coast Village website (coastvillageflorence.com) and click on the word "greenbelt" in the description at the top of the home page. If you don't use a computer or have anyone who can show you, please contact **Glenn at 541-590-2650** and I'll be happy to show you what we have accomplished so far.

We need help! We need more volunteers to help out with some of our projects. If you have time and the desire to help, please contact Glenn at the above number or at **cvgbc1@gmail.com**. We are also looking for additional greenbelt projects. If you would like some help, please contact us. We are here to help, not to pass judgment on what has happened in the past. Our objective is to increase our total quality of greenbelt no matter how large or small a project.

The Greenbelt Committee is helping to fund itself by collecting nickel deposit bottles and cans. If you can donate bottles or cans, please drop them off at the office or place them in the recycle cans located in the laundry room, exercise area, and outside the bathroom area in the clubhouse. If you have a large amount please contact Glenn (either by phone or email), and we'll come by and pick them up. Please DO NOT put them in the large recycle bins as we may not see them in time before they get covered up or hauled away. As of 6/28/2016 we have cashed in 3723 bottles and cans for a total of $186.15 -- *all of this a nickel at a time!* A big "Thank You" to all who have donated to the Greenbelt Committee. This allows us to buy potting soil, soil enhancers, watering supplies, plants, etc., to help our Village.

Did you know that the best time to water is in the early morning before the sun gets too high? This allows the leaves to dry off, preventing fungus growth and other potential problems and lets the plants process the water during the heat of the day.

If you would like help with your greenbelts, please contact the office or send an email to **cvgbc1@gmail.com**.

NANCY CLEANING UP IN THE ROSE ROOM
THANK YOU NANCY FOR ALL YOU DO!

OUR FEARLESS LEADER HAVING A GREAT TIME LIVING IN WONDERFUL FLORENCE OREGON AT COAST VILLAGE

TREASURERS REPORT

Scott Murray, Treasurer

BANK ACCOUNT BALANCES AS OF JULY 3, 2016

Operation Fund Account:	**$ 37,535.15**
Reserve Account:	**$ 70,913.71**
Total Funds in Bank:	**$108,448.86**
Petty Cash Fund:	**$ 200.00**

Dues and Electric Past Due from owners:

Account of $ 8,591.00 Owner is deceased—in foreclosure
Account of $ 850.00 Moved to collections
Account of $ 1,271.56 Moved to collections—in bank foreclosure—lien in place.
Account of $ 605.49 Repayment contract in place.
Account of $ 2,051.58 Collections—lien in place.
Account of $ 1,438.51 Repayment contract in place.

TOTAL PAST DUE ACCOUNTS: $ 14,808.14

All accounts payable are correct and up to date.

ITS TIME TO UPDATE YOUR EMERGENCY CONTACT INFORMATION

Does the office have current information from you on file? Could we get hold of your family if there is an emergency? People move, phone numbers change. Situations don't remain the same.

Stop in the office and ask to see your Emergency Information Sheet. Check to see if the information needs updated.

IT'S A DOG EAT DOG WORLD

After a talking sheepdog gets all the sheep in the pen, he reports back to the farmer: "All 40 accounted for."

"But I only have 36 sheep," says the farmer.

"I know," says the sheepdog. "But I rounded them up."

Below is the required City of Florence form that enables CVPOC to get a discount for every 30 days or more that a lot is not occupied. If you have not completed such a form please fill out the form below and mail with your payment for dues. Thank you!

City of Florence – Utility Department
Phone: (541) 997-3436 Fax: (541) 997-6814

250 HWY 101 – Florence, OR 97439

*** This side for OFFICE USE only***

Vacation Status Request – Coast Village

To request relief from Street Maintenance Fee

Property/Lot Owner Name: _____

Property/Lot Address: _____

Place this account on a vacation status from _____ until _____
(Date) (Date)

By signing this form I affirm that my property will be vacant for a minimum of 30 days and no more than six months. I acknowledge that fees applicable to my lot will resume as directed above or automatically after six months unless another Vacation Status Request form is submitted to the City requesting further relief.

Property Owner Signature: _____ Request Date: _____

THIS FORM MUST BE RETURNED COMPLETED AND SIGNED TO THE CITY OF FLORENCE UTILITY BILLING DEPARTMENT FOR FEE WAIVER TO BE PROCESSED.

RESUME Month/Year	
JAN	
JAN	
FEB	
MAR	
APR	
MAY	
JUNE	
JULY	
AUG	
SEPT	
OCT	
NOV	
DEC	

ANNUAL MEETING AGENDA

COAST VILLAGE PROPERTY OWNERS CORPORATION
ANNUAL MEMBERSHIP MEETING
CVPOC Adult Lounge
JULY 16, 2016 at 10:00 am

AGENDA

1. CALL TO ORDER
2. ESTABLISHMENT OF A QUORUM
3. READING AND APPROVAL OF THE PRIOR MINUTES
4. TREASURER'S REPORT
5. COMMITTEE REPORTS
Activities
Architectural Review
CC&R'S & By-Laws
Greenbelt
Facilities Management
Financial Management
Personnel
Revitalization
6. ELECTIONS COMMITTEE REPORT AND INTRODUCTION OF NEW BOARD DIRECTORS

OLD BUSINESS

NEW BUSINESS

Assess a $50.00 monthly charge to owners when rentals are occupied, for tenant use of common area facilities. (Margaret Mawhinney, lot 144)
Rescind the existing ban on new speed bumps in CV. Add speed bumps throughout the park, or at least at all stop signs. (Carlla van de Vyver, lot 22)

GOOD OF THE ORDER

Comment on options for keeping dues low. (Guthrie Wilson)

ADJOURNMENT

ROGER EMIGH, PRESIDENT
COAST VILLAGE PROPERTY OWNERS CORPORATION

MAINTENANCE
Carlla van de Vyver

Maintenance Report

Tasks that have been completed:

- Refinishing benches throughout the park.
- Pool pump system leaks repaired.
- Water leak, valve replaced.
- Water system at front repaired.
- Caulking of front CVPOC signs.
- Gutters cleaned on all buildings.
- Spruce street mowed.
- Cleanup of vandalism in bathroom.
- Repair of camera system
- Removal of Debris from two lots
- Removal of old newspaper boxes and posts
- 101 entrance area weeded and mowed

Tasks that are in the process of completion:

- CVPOC Entry signs repainting.
- The Spruce Street fence painting .
- Repair of white metal entry gates (remove rust and re-paint).
- Ongoing street cleanup, brush removal.
- Repair, re-stain benches (2 to go).
- Replacement of worn turnoff valves—Ongoing.
- Paint Chemical shed
- Repair of Rhody Drive at parking lot from tree root damage.
- Flooring in maintenance office
- Re-staining of entrance signs

Reminder: You must keep your lot mowed so that it is does not cause a fire risk. You can be fined if you do not keep your lot in good condition.
Call the office if you need assistance with this.

Thank you!

MAINTENANCE TEAM
(541) 997-3583
Carlla van de Vyver, Park Operations Manager
Hector Castellanos—Days
Robert Aguilar—Days
Oscar (Rick) Ricker Weekend Days and Evenings

COMMUNITY CORNER

WOULD YOU LIKE TO BE INCLUDED A NEW COAST VILLAGE DIRECTORY?

IF YOU WOULD LIKE TO BE INCLUDED IN A NEW DIRECTORY FOR CVPOC PLEASE FILL OUT THE FORM BELOW AND BRING IT TO THE OFFICE. IF WE HAVE AT LEAST 40 LOTS THAT WOULD LIKE TO BE INCLUDED, WE WILL PUBLISH—BUT ONLY THOSE WHO FILL OUT A FORM WILL BE INCLUDED.

CVPOC REQUEST FOR DIRECTORY LISTING

NAME:_____

ADDRESS:_____

PHONE NUMBER:_____

NOTE: We will only distribute to CVPOC Lot owners, but cannot guarantee the directory will not be made public by others.

COMMUNITY CORNER

Florence will be coordinating an Oregon Main Street Program seminar in early 2016 to see how this program might work for our city. The goal is to revitalize and attract new businesses and residents to 'main street
corridors' within Florence. This program is facilitated through Oregon State Parks in order to receive assistance,
training and technical services to strengthen and revitalize historic downtown commercial districts.

Florence City Council established a Public Art Committee to develop a Florence Public Art Plan & Policy. When completed this will provide guidelines for a public art policy that will set a solid foundation for future
growth and viability of the arts in Florence

What do you think?

<u>What do you think about having a Wednesday Coffee?</u>
Each Wednesday we could have coffee and donuts at the Adult Lounge. We would enjoy seeing you there.

Come and meet your neighbors and friends for a mid week break! We would ask for volunteers to host the coffee. Means making the coffee and getting the donuts, easily done, but we can't have coffee without.

We will put a Sign up at the Mail room Bulletin Board so if you are interested you can sign up. Depending on the response we can start the week of the 18th July. So the first time for the gathering would be Wednesday July 20th.

Check with the office and we will let you know the results.

July 2016

	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 **Independence Day** **No Garbage Pick-up**	5 **Garbage Pickup 9 am** **Finance Mtg 11:30**	6 **Brush Pickup 9 am** **OA Meeting 7-8:30 pm**	7 **Coast Chamber 3:00—5:00**	8	9
10	11 **Garbage Pickup 9 am**	12 **Brush Pickup 9 am**	13 **OA Meeting 7-8:30 pm**	14 Coast Chamber 3-5 pm GBC Meeting 3 pm ARC Meeting 4 pm	15	16 **Board Meeting 10 am Rose Room**
17	18 **Garbage Pickup 9 am**	19 **Brush Pickup 9 am**	20 **OA Meeting 7-8:30 pm**	21 **Coast Chamber 3:00—5:00**	22	23
24 31	25 **Garbage Pickup 9 am**	26 **Brush Pickup 9 am**	27 **OA Meeting 7-8:30 pm**	28 Coast Chamber 3-5 pm GBC Meeting 3 pm ARC Meeting 4 pm	29	30

HAPPY BIRTHDAY: **Here's to celebrating YOU!!**

Patti Shields July 7th
Leon Tilton July 7th
Becky Lowe July 17th
Mike Bray July 27th

NEWS FLASH!

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

Cecil & Virginia Strader July 17th
Wayne & Shirley Shotwell July 20th
Barry & Bev McElhose July 23rd

Don't forget, if you would like your birthday/anniversary added to our newsletter just let the office know.
You can call Nancy at 541-997-3312 or just stop by the office.