

COAST VILLAGE REPORTER

MARCH 2014

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

VOLUME 17 ISSUE 03

CVPOC

Board of Directors

2013-2014

Robert (Keith) Davidson
President (541) 590-0354
Ila May Robinson
Vice President (541) 997-2386
Charlotte Frye
Secretary (541) 997-1779
Carlla van de Vyver
Treasurer (360) 521-8428
Garda Page
Director (541) 746-0745
Lois Hundtoft
Director (406) 697-7339
Pat Rongey
Director (541) 603-5730

BOARD MEETING

NEXT SCHEDULED BOARD MEETING MEETING

**Saturday, April 12, 2014
10 am Clubhouse Lounge**

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

Maintenance Office:
(541) 997-3583
Winter Hours

Maintenance staff on premises
M - F from 7am -10pm
Sat. & Sun from 7am -10pm

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

Website:

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

FROM THE PRESIDENT'S CORNER

A lot has been happening over this last month. So let's begin with the biggies first. By the time that you receive this article in your mail, you should have received in the mail a package from us containing amendments to various sections of the CC&Rs. I'll discuss this more in another section. I don't know about you, but I didn't realize that it has been nearly 17 years since the last change was made to our CC&Rs.

We have been reworking the Corporation's Chart of Accounts. This reworking will help track our maintenance expenses, as well as our other expenditures much more accurately. In the future we will know what each Corporation structure is costing us. This includes the Corporation's infrastructure (i.e., roads, pump stations, etc.)

We are currently working our way through implementing a program called WinReserve. This program will allow the Corporation to more accurately (familiar theme) prepare our reserve analysis. Our reworking the Chart of Accounts fits in nicely with this program as they go "hand in glove".

We have finished receiving bids on the club house repairs. For those of you unaware, we currently have issues with our club house roof and exterior siding. We have also finished receiving bids on the Village's security system. The Facilities Management and Financial Management committees will be getting together in order to start work on these projects.

As Monty Python would say, "And now for something completely different..."

Per the Corporation's Bylaws, "The President shall be the Chief Executive Officer of the Corporation and shall be subject to the control of the Board of Directors, have general supervision, direction, and control of the business and the officers of the Corporation."

Why do I bring this up? I have been doing the job for a while and have found that it is not something that can be done piecemeal. Sorry, but I have been dealing with piecemeal since I started in the office. I am not casting aspersions about past Presidents, staff, or volunteers. We are all volunteers and have lives outside of the offices of Coast Village. However, I think, in my humble opinion that the Corporation needs to have someone that is constantly overseeing its operation -- that there is continuity. I believe that it is time to seriously consider a "Park

Continued on Page 5

NOTICES

- ◆ **Facility Hours:** Winter hours for the clubhouse, laundry room & mailroom are 7am-10pm.
- ◆ **Meter Reading:** Park electrical meters will be read this month beginning Monday, March 17th .
- ◆ **Wi-Fi:** Is now available in the clubhouse. Information for access is posted in the clubhouse entrance and in the adult lounge.
- ◆ **Cable** is now available for your enjoyment in the clubhouse. This is for everyone's use.
- ◆ **Board Games:** There are new board games in the adult lounge. Please enjoy them, but leave them in the lounge. Taken items will not be replaced and we want them to be available for all to use.

ACTIVITIES COMMITTEE NEWS

Committee members: Sharon Moores, Carlla van de Vyver, Judith Shotwell, Gene van de Vyver

Coast Village has a bowling group! Currently there are 5 people enjoying a few games at the bowling alley on Thursdays at 1:00 p.m. If you would like to join them, let Judith know at the office and show up at the appointed time!

I have had several people request that we have a pot luck at the clubhouse prior to May. Therefore I will put one on the calendar for March.

The theme of the March potluck is “St Paddy’s Day”, so we will have a “baked” potato potluck! Please bring a side dish to compliment the “baked potatoes”. Suggestions would be chopped green onions, cheese, bacon bits, salads, rolls, sour cream, etc. The Committee will provide the potatoes.

There will be a sign up sheet at the post office and at the office for your convenience.

Recipe Corner: Carlla’s recipe for Corned Beef and Cabbage Soup

2 tablespoons butter



- 1 1/2 cups chopped onion
- 1 cup sliced celery
- 2 cloves garlic, minced
- 2 quarts chicken broth
- 1 1/2 cups chopped or julienne-cut carrots
- 1/2 small head cabbage, coarsely chopped, about 4 to 5 cups
- 1/4 cup pearled barley
- 1 small bay leaf
- 1 tablespoon fresh chopped parsley, or 1 teaspoon dried parsley flakes
- 1/2 teaspoon dried leaf thyme
- 1/4 teaspoon freshly ground black pepper
- 2 to 2 1/2 cups diced cooked corned beef, about 10 to 12 ounces
- 1 can (14.5 ounces) tomatoes, diced, undrained

salt, to taste

Preparation:

Heat butter in a large saucepan over medium-low heat. Add onion and celery; sauté, stirring frequently, until tender. Add garlic and continue cooking for 1 minute. Add chicken broth, carrots, cabbage, and barley. Add the bay leaf, parsley, thyme, and pepper; bring to a boil. Reduce heat to medium-low; cover and simmer for 15 minutes. Stir in corned beef and tomatoes; increase heat and return to the boil. Reduce heat to medium low and simmer, uncovered, for 15 minutes. Taste and adjust salt.

Serves 6 to 8.

MAINTENANCE DEPARTMENT

During the past month we have been continuing working through a list of items started in January. We have received the replacement swing equipment, tether ball, basketball hoop and net. They should be going up in the next week. The staff has painted the Post Office, and will start work in the laundry room the first part of March. We found a security issue connected with the club house doors opening out to the garden area, and repaired it. We have installed new lock sets on both of the exterior post office doors. We have and are in the process of putting in new light fixtures in both of the club house bathrooms. You won't feel like you're in a cave much longer. We have reduced the water temperature in the showers so that you won't be scalded any longer. We will be putting motion detectors on the exhaust fans in the club house bathrooms. We are in the process of removing the last of the old hand painted signs around the park, and will be putting up standardized signs for "one way", "don't enter", etc. Additionally, we will be making the customized signs throughout the park indicating "Club House", "Office", "Hwy 101", etc. Chuck refinished the memorial bench in front of the PO. We will also be refinishing the remaining two benches in front of the PO. The maintenance staff with the assistance of Ray Wells put in three new fire hydrants. These hydrants meet the new code regarding lead. More importantly they are all above ground level. We found exposed wiring in the bushes outside the club house. The maintenance staff with the assistance of JD Electric had the wires reconnected to a power panel and an exterior outlet installed. We have bought siding to repair the front of the storage building. We will be running electrical to that building in the near future. We continue to clean the park, but it is hard to keep up with the pine needles during the rainy season. The list continues, but I'll close with this, we are doing our best to keep the park sound and a nice place to live.

Robert Davidson
Maintenance Supervisor



NEIGHBORHOOD WATCH:

You are invited to join your neighbors in restarting our neighborhood watch.

- 1. Report unlawful activity to police.**
- 2. Report the activity to your sector person or office.**
- 3. The unlawful event will be reported in newsletter, without listing the address but using closest cross street.**

Example = Outer Drive & Huckleberry

We do not have more break-in's than any other area in Florence, but one is to many.

Thanks Jodi for starting the Neighborhood Watch and thanks to Pat Rongey for taking it over.

Please watch for upcoming meeting for volunteers

Florence Police & their drug seeking dog demonstrations coming soon.

Gift basket, cookies & coffee.

Call Pat: 541-603-5730

Treasurers Report



BANK ACCOUNT BALANCES AS OF 2/26/2014

Operating Fund Account:	53,644.54
Reserve Fund Account:	247,912.09
Total Funds in Bank:	<u>301,556.63</u>
Petty Cash:	<u>200.00</u>

During the workshop held at the Clubhouse on February 19th a review was made of the proposed change to the Reserve Fund. This change was requested by the Treasurer because CVPOC needs to budget in the re-roof and repair of the clubhouse due to dry rot issues and leaks. This is going to cost approx. \$127,000.00.

Dues and Electric Past Due from Owners:

Currently CVPOC has in collections Past Due of \$1,322.78. Repayment plans are up to date on all others.

\$1,396.42 - Owner has died, Lien is on property.

\$ 708.00 - Owner has died, Lien to be put on property after March 15, 2014.

Account of \$2,129.93 is in bankruptcy. CVPOC is listed as a creditor.

Major Maintenance Projects scheduled in 5 year plan for this fiscal year 2013/2014, but not yet completed:

- On-going maintenance and oiling of Spruce Street Fence
- Security Cameras at gates and clubhouse.
- Replacement/upgrade of Sewer Pump Station
- Replacement of washer in laundry room
- Upgrade of Telephone System in Office/Maintenance
- Pool—Hydrazzo/upgrade chemical pump
- Repair of Clubhouse roof and siding dry rot replacement.

Income Property:

Lot 261 will still be placed for sale, but will be listed for rent on a month to month basis until sold.

Rental Rules and Regulations will apply. Lot 12 will be rented on a seasonal basis. Lot 11 requires some upgrades before it can be rented. Currently lot's 11 and 12 are being rented for \$25.00 per space on a month to month basis as storage lots. A huge thank you to Keith Davidson for doing the work with the City of Florence to reach an agreement regarding use of these two lots.

Lot 261 will be rented for \$400.00 per month. This excludes electric. Lot 12 will be rented for \$30.00 per day and includes electricity. Lot 12 will also be available for month to month under the same rules as Lot 261 if there is an interest.

Remember to make sure you have your property deed on file at the CVPOC Office so you can vote in the upcoming election.

Manager" -- again my humble opinion. I bring it up now so that you can think about it. Seventeen years ago the people that created our current CC&Rs, and the Membership that voted it in provided in Article 6, 6.3 A. "The Board of Directors of the Corporation may hire a manager, managing agent or maintenance supervisor for the Corporation." I believe it is seriously time to do so. I believe that if we hire someone with the correct skillset (i.e., both management and maintenance experience) we can keep the cost down. Please let me know your thoughts -- email, write, or call.

Speaking of letting us know your thoughts -- how are we doing? Several of you have said that you like what we are doing. My only way of getting a feel for how the board are performing is the attendance at the work sessions and Board meetings. At the last work session we had one Member in attendance, and the last Board meeting in January we had I believe four Members in attendance. I/We assume that if you had concerns about what we are doing there would be more of you showing up to let us know your concerns. Again, should you have a concern please email, write, or call the office. I believe that we have been pretty open about what we are doing. We discuss everything in the open, and I can assure you that none of the current Board members have any hidden agendas or megalomania dreams of world domination starting with Coast Village.

Before I close I want to pay tribute to Alta Taylor. Alta recently sold her last property in Coast Village and has now "left the building". Alta attended nearly all of the Board's work sessions and meetings. She always provided good counsel and insightful questions and she will be missed -- especially by me.

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

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.

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

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

NEW THINGS TO LOOK FORWARD TO:

The signage is in place at the entrance to the East Side of Park. The new West Side entrance sign should be in place by the end of March. Thank you for all the positive comments regarding the new look. A huge thank you to Charlotte Frye for her design work on the signage.

MARCH POTLUCK AT THE CLUBHOUSE

DATE: MARCH 15, 2014—SATURDAY

TIME: 4:00 PM

PLACE: ADULT LOUNGE

MENU: BAKED POTATO BAR

PLEASE PLAN ON ATTENDING AND BRING A SIDE DISH OR TOPPING TO COMPLIMENT THE BAKED POTATOES

FOR SALE

COAST VILLAGE LOGO SHIRTS	\$15.00
----------------------------------	----------------

6	Long sleeved T-shirt	Large
9	Long sleeved T-shirt	XLarge
10	Short sleeved T-shirt	XLarge
1	Short sleeved T-shirt	Large
3	Ladies T-shirts w/collars	Large
1	Ladies T-shirt w/collar	Med.

**2005 17' Trail Lite "Bantam Flyer" Travel Trailer. Perfect for hunters and fishermen.
\$8,000.00 or best offer.
Call 541-997-8269**

Don't forget CVPOC will now place an ad for you in the monthly newsletter. Submit your ad's by the 15th of each month. You can stop by the office or send us an e-mail if you have something to sell!

IN THE NEWS

REMEMBER: If you use Amerigas for your butane source to let them know you expect the "Coast Village Rate". This could save you approx. 30—40% on your bill. One of our owners saved \$2.00 a gallon on her last purchase!!!!

Strategic Development Team Coming to CV

CV Board encouraging launch of Strategic Development Team.

This team is about drafting a plan for the near term and long term (2-3 years and 3-5 years) preparation for the future of CV. CV is no longer a casual use community, but a growing residential community about the same size as other small towns in Oregon, like Halfway and Nehalem. In short CV needs to be prepared to operate as a small town and be making plans to accommodate it's trending growth. Currently the number of full time properties at Coast Village is estimated at between 145-150, (100-105 owner occupied and 40-45 rental properties).

This Strategic Development Team has no decision making power but is tasked with drafting a Vision Statement for CV., accompanied with a detailed plan for reaching the vision. This vision and plan draft is intended as a jumping off point for the Board and members to work with and finalize the Vision as well as the Plan of how to achieve it. The Team will prepare a report for the Board and the Members that will include – member input about what they envision for their community, gathered at scheduled Village Meetings. The report will also contain a detailed plan on how to achieve the vision. Again, this is not a decision making team but a team to research and identify goals/projects that have a high VALUE impact for the future preparedness of CV., with supporting data to demonstrate the validity of each goal. If a proposed goal does not achieve a positive Cost Benefit Analysis and a projected high impact of value to CVPOC then it does not qualify for consideration as a goal.

The reminder of the need for a plan of this depth and detail came when a local realtor, at the last board meeting, commented ...”it's hard to sell property in Coast Village.”

The structure of the team will be using many of the tools from many of the standard business models i.e., Quality Improvement/Process Improvement/ Business Improvement. There are several primary principles within these models and to mention just two that will be primary to the teams structure include.... ALL ideas are valued AND, nothing should be accepted for goal consideration without details as to how it supports the Vision and is a **significant** benefit to the organization (CVPOC membership, their property investment and their shared ownership of the common area).

About the Team.

Time commitment – report to be completed by mid June prior to the annual meeting.

Team will meet until report complete – anticipate up to 2-3 hours a week until June.

Number of members – 6-8, if more individuals are interested we will all gather and work out the best way to go forward to maximize resources.

The Team will have a Facilitator – a non voting position who's job it is to keep the team on task, out of the weeds and making good use of the meeting time. Garda Page, experienced facilitator in the above mentioned business tools will facilitate.

The team will select a Team Leader to represent the team and help organize the agenda.

Who can be on the team? Anybody can be on the team who is in good standing with CVPOC, however there are a few points to consider if you are interested in joining the team.

Something the team is not – **it is not** a collective of individuals who will be making recommendations for the parks future based on opinion and personal preference.

If you are a member **of CVPOC in good standing** – one of two requirements, please consider joining we need you.

If you are **open minded, a good listener without “filters”**, please consider joining, we need you. This is the second preferred requirement.

If you **have been** a banker, financier or business manager, please consider joining, we need you.

If you **have never been** a banker, financier or business manager, please consider joining, we need you.

If you can leave your **“politics” and any related agenda's at the door**, please consider joining, we need you.

If you **believe CV can benefit from a “road map” to the future**, please consider joining, we need you.

Cont. PP 8

The IDEAL outcome of this full experience.

CVPOC will have a stated Vision, a guide with a detailed plan as to what it needs to accomplish to manage near and long term future demand. **Overall Desired Outcome:** In 3-5 years CV will be well prepared to manage it's trending growth and all aspects of the park will be in a robust and healthy condition. **Five Year Goal for CVPOC:** Financial health, beautiful surroundings, happy members, property values commensurate with other like properties near CV., all resulting in making property within CV (DESIREABLE) to buy and EASY to sell.

Times and meeting dates will be announced.

If you are interested in joining the Strategic Development Team please contact :

Garda Page at Got55MG@comcast.net / 541-746-0745

Or the office at 541-997-3312 and leave your name and contact information.

*****BY MARCH 20th – 2014*****

FINANCIAL COMMITTEE REPORT: Attending; Larry Phillips, Robert Davidson, Carlla van de Vyver

The Financial Committee met on February 12, 2014 to review upcoming expenses related to the Clubhouse repairs and to update the Reserve Budget in order to include those expenses.

Carlla van de Vyver presented the Profit and Loss Statement for the year to date, Profit and Loss Previous Year Comparison report, and reviewed the Operating Budget and Reserve Budget.

A decision was made to present the "Reserve" Budget with updated needs included at the Workshop on February 19th, and to request the Board of Directors approve the "new" Reserve Budget.

Financially, Coast Village is doing well at this time. Carlla van de Vyver discussed with the Committee members cash flow and Operating Budget status. Currently we are within budget for operations.

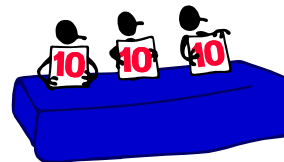
Ongoing there will be a need to increase operating expense for postage and we are over budget on computers due to unforeseen circumstances with the computers in the office as well as implementing new security measures.

When the new Reserve Budget is approved it will be posted at the Post Office for your review or you may request a copy from the office.

Carlla van de Vyver
Treasurer CVPOC

HOW ARE WE DOING? WHILE NOT QUITE A "10", IT'S WHAT WE ARE STRIVING FOR.

WE VALUE YOUR FEEDBACK!



Thanks to all who donated used ink cartridges, old camera, old cell phones & electronic items. The money from these items go to support “free” web searches for family history in Florence.

Thanks, Pat Rongey

A special Thank You to Ila Mae Robinson for her hard work in overseeing the Elections information that has been sent out to members. We truly are a “Village” and could not accomplish what we do without our wonderful volunteers!

There are two types of people—those who come into a room and say, ‘Well, here I am!’ and those who come in and say, ; Ah, there you are.’ ~ *Frederick L. Collins*

CC&R Amendments

As stated in the President’s Corner we have sent out six (6) ballots, each ballot is an amendment to a section of Coast Village’s 1997 CC&Rs. It is my understanding that the Board of Directors will attempt to contact each of you, the Membership, to ask you to vote and answer any questions that you might have regarding what you are voting on.

Here I’m going to give another short, I promise, explanation of each of the ballots (i.e., amendments) with the exception of Ballot #001. For Ballot #001 I will give an explanation of what will happen if it doesn’t pass.

Ballot #002 changes the CC&R rule regarding signs in the park. Currently NO signs are allowed except for identification signs. With this change all signs, with the exception of advertising signs, will be allowed on your lot (i.e., holiday signs, security signs, etc.)

Ballot #003 fixes the fact that in 1997 when the CC&Rs where passed, the state did not require a reserve fund/budget. The state now requires this reserve fund/budget to fix the Village’s assets, and \$25 dollars of your dues goes to this fund. Making this change allows us to access the reserve funds and repair our assets without constantly going to the Membership for vote, while still protecting the Operating Budget for expenditures over 5%.

Ballot #004 fixes the six month lag between when our fiscal year starts and when our assessment year starts. As a Member of the Corporation you will not notice this change. You will continue to receive your monthly bill as before.

Ballot #005 would restrict the use of temporary structures and portable garages.

Ballot #006 would expand the scope of the Architectural Review Committee to include most of the typical complaints received by the Corporation from the Membership. This amendment would also bring the definition of the Committee in the CC&Rs into agreement with the Corporation’s Bylaws.

RUMOR CONTROL: It is not the intent of the Corporation to eliminate the ARC. Again, the ARC is here to stay.

Finally, what happens if Ballot #001 goes down to defeat. Your lot will be inspected for violations of the “Greenbelt”. Any incursions into the “Greenbelt” (i.e., perimeter fencing, sheds, etc.) will be reviewed by the Board of Directors (BOD). The BOD will then assign conditional waivers to those incursions. The BOD will determine what constitutes “conditional”. Finally, the CC&Rs does not give the Board permission to waiver the necessity of having a “Greenbelt” (i.e., you will need to insure you have the necessary “Greenbelt”).

March 2014

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 GARBAGE PICK UP	4 BRUSH PICK UP	5	6 CHAMBER ENSEMBLE 3:00 –5:00	7	8
9 Daylight Saving Time Begins	10 GARBAGE PICK UP	11 BRUSH PICK UP	12 CHAMBER ENSEMBLE 1:00-300	13 ARC MEETING 4:00 PM CHAMBER ENSEMBLE 3:00 –5:00	14	15 POTLUCK AT ADULT LOUNGE 4:00 PM 
16	17 ST. PATRICKS DAY GARBAGE PICK UP	18 BRUSH PICK UP	19	20 SPRING BEGINS CHAMBER ENSEMBLE 3:00 –5:00	21 DEADLINE FOR NEWSLETTER	22
23 ----- 30	24 Garbage Pick up 31 GARBAGE PICK UP	25 BRUSH PICK UP	26 CHAMBER ENSEMBLE 1:00-3:00	27 ARC MEETING 4:00 PM CHAMBER ENSEMBLE 3:00 –5:00	28	29

Received a late request for a birthday notice, but it's not too late to wish a Happy Belated Birthday to Gloria Wood who celebrated her special day on February 17th.

We have several Birthday Wishes going out in March so without further ado, Happy Birthday too:

Jeff Wheeler—March 3rd.

Joyce Parrott – March 15th.

Lucille Lonnecker -March 21st.

Dari Johnson – March 22nd.

Denette O'Neil -March 31st.

Hope each of you have a most wonderful birthday shared with family and friends!



Cupid was a little shy in March as we only have one anniversary to celebrate.

Happy Anniversary to Nelda Curry and Al Thenell—March 17th.

May your special day be one of many more to come.

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