



COAST VILLAGE REPORTER

AUGUST 2012

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

VOLUME 16 ISSUE 8

CVPOC Board of Directors 2012-2013

Mary McGann President	(541) 902-8666
Jodi Hawkins Vice President	(541) 603-2599
Diana Glasgow Treasurer	(541) 997-8594
Susan Dukes Secretary	(541) 673-1468
Peg Mawhinney Director	(520) 360-5357
Pat Rongey Director	(541) 603-5730
Charles Dunlap Director	(541) 999-4699

FROM THE PRESENT'S CORNER

First of all, I want to welcome our new board members Susan Bladorn-Dukes, Diana Glasgow, Jodi Hawkins (not so new anymore), and Pat Rongey. Many thanks go to retiring members Doug Barrow (as of May 31), Albert Gelmstedt, Mike O'Harrow and Melba Reinke.

Several members presented motions at the annual membership meeting. Those that passed are:

1. Speed Bumps
 - a. Approve existing speed bump on Driftwood
 - b. Smooth speed bump to conform to other speed bumps in Coast Village
2. Rental Limitations
 - a. Impose a limit of no more than 10% of total lots to be rented (26). An exclusion of up to 10 lots to be used as seasonal rentals (6 months or less). An amendment to "grandfather" current renters until the end of their rental agreement was passed, as was the amended motion.
 - b. The motion also directed that the current number of rentals be determined, each tenant's info be reviewed for currency and accuracy, and current rental regulations be enforced. Results are to be reported to membership by September 2012 board meeting.
3. A motion to limit cross talk during meetings was passed.
4. A motion to put Lot 12 up for sale, after ensuring it can be legally sold, was passed.
5. A motion to draft and prepare a job description for a Village Manager, with a report to be made at the next board meeting passed.
6. A motion to permanently close the satellite bathrooms passed.

There is a question that motion #2 may pose some legal issues. The membership has, however, mandated this and your board will do it's best to make it so. We will continue to seek legal advice, continue online research, and make inquiries of HOA's near us.

Summer is here and the Village is filling up. This is a good time to review Coast Village documents – especially the Rules and Regulations – and keep in mind some of the things that make Coast Village a safe and pleasant place to live. These include observing "quiet hours", stopping at stop signs, going the right way on one-way streets (bicyclists and skateboarders too), observing the speed limit, signing in and showering prior to using the community pool, keeping all pets under control and picking up after them, and in general treating others as we want to be treated.

-Mary McGann, President

BOARD MEETING

*Saturday August 18, 2012
at 10 am in the Adult Lounge
of the CVPOC Clubhouse.*

*NEXT BOARD MEETING
Saturday, September 15, 2012 at 10
am in the Adult Lounge of the
CVPOC*

Business Office: (541) 997-3312
*Available for general business
1 pm to 5 pm M-F
Available for park emergencies
8:00 am to 5:00 pm M-F*

**Maintenance Office:
(541) 997-3583**
New Summer Hours
Maintenance staff on premises
daily from 8am -11pm

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

*E-Mail: coastvillage@qwestoffice.net
Website: www.coastvillageflorence.com*

FRANK'S CORNER

COAST VILLAGE COMMITTEES 2012-2013

ACTIVITY COMMITTEE

Chair currently vacant

ARCHITECTURAL REVIEW COMMITTEE

Albert Gelmstedt, Chair

CC&R's & BYLAWS COMMITTEE

John Mawhinney, Chair jtm012@comcast.net

RENTALS SUBCOMMITTEE

Jodi Hawkins, Chair hawkinsjodi@gmail.com

COMMUNICATIONS COMMITTEE

John Mawhinney, Chair jtm012@comcast.net

NEW MEMBER ORIENTATION SUBCOMMITTEE

Jodi Hawkins, Chair hawkinsjodi@gmail.com

ELECTIONS COMMITTEE

Ila Mae Robinson, Chair seamstressila@hotmail.com

FACILITIES MANAGEMENT COMMITTEE

Palmer Hundtoft, Chair pl4rv@yahoo.com

POOL & PATIO SUBCOMMITTEE

Peg Mawhinney, Chair CV144mjm@comcast.net

FINANCIAL MANAGEMENT COMMITTEE

Diana Glasgow, Chair dianaglasgow@aol.com

BUDGET/5 YEAR PLAN SUBCOMMITTEE

Diana Glasgow, Chair dianaglasgow@aol.com

COLLECTIONS SUBCOMMITTEE

Diana Glasgow, Chair dianaglasgow@aol.com

RESERVE STUDY SUBCOMMITTEE

Diana Glasgow, Chair dianaglasgow@aol.com

PERSONNEL COMMITTEE

Mary McGann, Co-Chair

The brush rush is finally over and we're on to bigger and better things. We've started the water pressure/leak testing and are about one third completed. We have identified some lots that have leaks and indicated that information to the owners. So if you haven't heard anything from us thus far your system is holding pressure fine. (We've tested most all the south portion of the park, south of Driftwood and Rhody Loop)


In addition we were able to accomplish other associated tasks, assisted an electrical contractor with the PUD transfer of power on lot 126, removed old washer and saved some of the constantly used parts, cleaned pool filter and replaced as well as replaced "O" ring seal on pool chlorinator, assisted two insurance agents with appraisal information, updated south fence appraisals with contractors, cleaned shop area, trimmed bushes around club building and parking lot, cleaned gutters on common buildings, received, installed, posted cards and started operation of west side entry. Both of these (entry) gates have been broken numerous times with no reports of any problems or malfunctions of the gate. Maybe operator error ????. If you are having problems, please contact maintenance so that we both understand what's wrong.

Additionally we installed the lighting into the renovated club entry, trimmed grass on common areas, and checked out water heaters in the laundry after receiving a complaint. They are set at and are producing water at 120 degrees, and finally, picked up a computer for maintenance that was given by Jodi Hawkins. We haven't had time to put it together yet, but will shortly and having it will greatly improve our capabilities. Thanks, Jodi.

August doesn't have any official holiday but it's still summer and school vacation, at least for some, so come and enjoy the coast and our facilities for this month.

We want to tell everyone to have a great month and to enjoy our cool weather.

AUGUST 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 COFFEE PERK UP 10:00 AM	2	3	4
5	6 DEADLINE FOR AGENDA ITEMS GARBAGE PICKUP	7	8 COFFEE PERK UP 10:00 AM	9 ARC MTG 4PM	10 DEADLINE FOR BOARD BOOKS	11
12	13 GARBAGE PICKUP	14 BOARD BOOKS READY FOR PICKUP	15 COFFEE PERK UP 10:00 AM	16 METER READING	17	18 BOARD MEETING 10:00 am Adult Lounge
19	20 GARBAGE PICKUP	21 DEADLINE FOR NEWSLETTER	22 COFFEE PERK UP 10:00 AM	23 ARC MTG 4PM	24	25
26	27 GARBAGE PICKUP	28	29 COFFEE PERK UP 10:00 AM	30	31	



HAPPY BIRTHDAY!

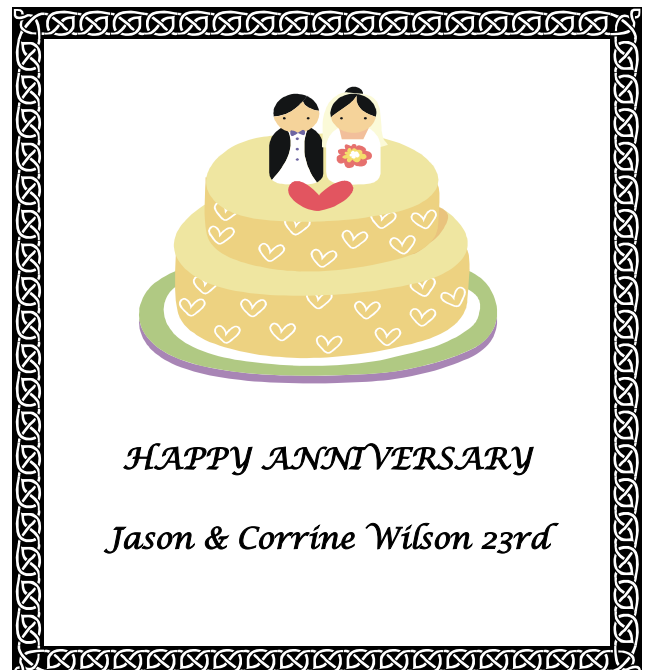
Arlene Lowery 18th
Ron Morago 21st



We are saddened to report the
passing of

**Ernest Land
Lea Leonard**

Our condolences to their
family and friends.



HAPPY ANNIVERSARY

Jason & Corrine Wilson 23rd

TREASURER'S REPORT for Month Ended June 30, 2012

	<u>6/30/2011</u>	<u>5/31/2012</u>	<u>6/30/2012</u>	<u>June</u> <u>Net Change</u>	<u>FY 2011-12</u> <u>Year Change</u>
Bank Account Balances					
Operating Fund Account	\$ 36,428	74,615	65,975	\$ (8,640)	\$ 29,548
Reserve Funds Accounts	130,513	177,172	183,422	\$ 6,250	\$ 52,909
Total Funds in Bank	\$ 166,941	251,787	249,398	\$ (2,389)	\$ 82,457

Dues & Electric Past Due from Owners

	<u>Less than 30 days</u>	<u>30-90 days</u>	<u>Over 90 days</u>	<u>Total*</u>		
\$	3,146	\$ 856	\$ 2,113	\$ 6,115	Total Accts Rcvble	6/30/2012

*Includes two accounts sent to Vial Fotheringham for Collections in January - now totaling \$3338.24

Water Consumption in Gallons per Day

% of prior yr's usage	100%	60%	95%	110%	84%
Meter Read Dates	1/17-2/17/2012***	2/17-3/19/12	3/19-4/18/12	4/18-5/17/12	5/17-6/20/12
FY 2011-2012 gal/day	20,575	11,659	10,878	14,715	16,658
Meter Read Dates	1/14-2/17/11	2/17-3/15/11	3/15-4/20/11	4/20-5/17/11	5/17-6/15/11
FY 2010-2011 gal/day	20,544	19,396	11,422	13,400	19,812

*** There were two leaks found and fixed during this period. Last year's water system repair work finished 3/31/11

Coast Village Property Owners Corporation finished the fiscal year ended 6/30/2012 in excellent financial condition. Our cash and cash reserves total \$249,398. There are only two owner accounts in collections, totalling \$3338. All CVPOC insurance for the coming fiscal year has been paid. We have NO long-term debt or mortgages. All vendor bills, payroll and payroll taxes are paid timely.

7/17/2012

DMG, MFR and KSA

NOTICES

- **Facility Hours:** Summer hours for the clubhouse, laundry room and mailroom are from 8am to 10pm
- **Meter Reading:** Park electrical meters will be read this month beginning Thursday August 16th.
- **Coffee Perk Up:** Visit with friends and neighbors over a cup of coffee and donuts each Wednesday at 10 am in the adult lounge of the clubhouse.
- **Wi-Fi:** Is now available in the clubhouse. Information for access is posted in the clubhouse entrance and in the adult lounge.

Minutes



**COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETING
DRAFT MINUTES
JULY 21, 2012**

CALL TO ORDER: The Board of Directors Meeting was called to order by President Mary McGann on July 21, 2012 at 12:13 pm.

Establishment of a Quorum: The following Board members were present: Mary McGann, Peg Mawhinney, Charles Dunlap, Jodi Hawkins, Susan Dukes, and Diana Glasgow. Absent was Pat Rongey. President Mary McGann asked that John Mawhinney facilitate the meeting. After some discussion Peg Mawhinney made a MOTION to have John Mawhinney facilitate the meeting, seconded by Charles Dunlap. By a vote of 4 ayes and 1 nay by Susan Dukes the motion passed.

ELECTION OF NEW OFFICERS: Diana Glasgow nominated Jodi Hawkins as Vice President, seconded by Peg Mawhinney. Passed unanimously. Jodi Hawkins nominated Susan Dukes as Secretary, seconded by Charles Dunlap. Passed unanimously. Susan requested that Peg Mawhinney, Past Secretary continue and complete the minutes for this meeting due to Susan's inexperience. Peg agreed to act as Secretary Pro Tem for the duration of this meeting. Jodi Hawkins nominated Diana Glasgow as Treasurer, seconded by Susan Dukes. Passed unanimously.

APPOINT DIRECTOR TO CO-SIGN CHECKS: Diana Glasgow nominated Pat Rongey, Director, as non-officer to sign checks, seconded by Jodi Hawkins. Passed unanimously.

AGENDA CHANGES & APPROVAL: Delete: Director Vacancy. Delete: Committee Structure. Remove Astro turf approval. Disband Ad Hoc Committee on Speed Bump issue.

MEMBERSHIP INPUT ON AGENDA ITEMS: None

READING AND APPROVAL OF THE PRIOR MINUTES: Jodi Hawkins made a MOTION to approve the June 16, 2012 minutes as presented. Seconded by Chuck Dunlap and passed unanimously. Diana Glasgow made a MOTION to approve the Special Meeting Minutes, July 18, 2012 as presented. Seconded by Jodi Hawkins and approved unanimously.

TREASURERS REPORT: Report submitted by Melba Reinke. Melba Reinke submitted a report, read by Peg Mawhinney, on the Insurance Bids Research as requested at the June Board of Directors Meeting.

COMMITTEE REPORTS: Accept the reports presented at the Annual Membership Meeting.

MAINTENANCE REPORT: Report read by Frank Brooks, Maintenance Supervisor.

OLD BUSINESS: 1. Peg Mawhinney made a MOTION to rescind the April 12, 2012 motion to install Astro turf on the path to the pool as it has not been done and is no longer required. Seconded by Diana Glasgow and passed unanimously. 2. Peg Mawhinney made a MOTION to disband the Ad Hoc Facilities Management Committee that had been set up to research the rules and regulations regarding the additional speed bump on Driftwood. Seconded by Jodi Hawkins and passed unanimously. 3. Mary McGann presented the Tenant Screening Resolution for review and approve/disapprove changes, since parts of the current resolution are difficult or impossible to enforce without owner co-operation. A MOTION was passed at the Annual Membership Meeting

just prior to this Board meeting to change paragraph 4 to replace the wording “a copy of a conviction history” to read “a signed affidavit statement by owner/agent that there were no convictions”.

NEW BUSINESS: 1. The Board established an Ad Hoc Committee, chaired by Larry Phillips to create a job description for a Village Manager and to present it at the next Board meeting. Jodi Hawkins so MOVED. It was seconded by Susan Dukes and passed unanimously. 2. Jodi Hawkins made a MOTION to establish an Ad Hoc Committee, chaired by John Mawhinney, to check the legal issues of selling Lots 11 and 12; seconded by Chuck Dunlap and passed unanimously. The General Membership passed a motion in their Annual Meeting just prior to this Board meeting to refer the issue to the CC&R's and By-Laws Committee for their recommendations prior to sale. 3. The General Membership passed a motion at the Annual Membership Meeting to limit the percentage of rental lots to 10% of the total. The General Membership directed the Board to implement that decision. The Board referred the matter to the Rental Subcommittee of the CC&R's and By-Laws Committee for a recommendation of how to implement the action which was passed by the General Membership. 4. The closure of the Satellite bathroom which was unanimously passed at the Annual Membership Meeting was referred to the CC&R's and By-Laws and Facilities Management Committees to research the ORS (Oregon Statutes), communicate with the board on their findings, and make a recommendation for further board action.

Susan Dukes made a MOTION to go into Executive Session to discuss personnel and real estate issues. Seconded by Jodi Hawkins and approved unanimously. President Mary McGann requested and the Board approved that Palmer Hundtoft and Larry Phillips be included in the executive session to have their input from the Facilities Management Committee. Maintenance Supervisor Frank Brooks and John Mawhinney were also included.

Susan Dukes had to leave the meeting during the executive session at approximately 1:25pm.

The Board reconvened after Executive Session at 1:52 p.m.

Mary McGann made a MOTION to authorize Shirley Hunt to discuss purchase or trade of Coast Village property. Seconded by Peg Mawhinney and passed unanimously.

Peg Mawhinney made a MOTION to examine committee structure and responsibilities related to Personnel, seconded by Jodi Hawkins and passed unanimously.

Peg Mawhinney made a MOTION that the Board approve the re-hire of Myron Aho on a temporary part time basis without benefits. Mr. Aho is to be paid the same rate of pay that he was receiving on his retirement date. Seconded by Jodi Hawkins and passed unanimously.

Jodi Hawkins had to leave the meeting. There was still a quorum consisting of Mary McGann, Peg Mawhinney, Chuck Dunlap, & Diana Glasgow. Peg Mawhinney made a MOTION that the Board approve the re-hire of Frank Sinclair on a temporary part time basis without benefits. Mr. Sinclair is to be paid the same rate of pay that he was receiving on his retirement date. Seconded by Chuck Dunlap and by a vote of 2 ayes by Chuck Dunlap and Peg Mawhinney and 1 nay by Diana Glasgow; the motion passed.

Peg Mawhinney made a MOTION to accept the bid by Greenhill Fence & Construction for \$1,875 for fence installation. Seconded by Mary McGann and by a vote of 3 ayes the motion passed unanimously.

Adjournment at 2:10 p.m.

Mary McGann, President

Peg Mawhinney, Secretary Pro Tem