



COAST VILLAGE REPORTER

MAY 2012

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

VOLUME 16 ISSUE 5

CVPOC Board of Directors 2011-2012

Mary McGann President	(541) 902-8666
Albert Gelmstedt Vice President	(541) 991-3209
Melba Reinke Treasurer	(541) 997-2297
Peg Mawhinney Secretary	(520) 360-5357
Michael O'Harrow Director	(541) 999-2678
Charles Dunlap Director	(541) 999-4699
Doug Barrow Director	(503) 363-1512

FROM THE PRESIDENT'S CORNER

As most of you know, Coast Village has just lost two of our three maintenance personnel to retirement. Frank Brooks, Mike O'Harrow and Larry Phillips interviewed thirteen candidates for the two positions, and selected three to present to the Personnel Committee. The committee reviewed the resumes and selected two to interview, and ultimately offered them jobs pending Board approval and receipt of satisfactory background reports. The members of the Board who had not previously met them did so, and the hiring was approved at the Board meeting April 21. One, however, eventually declined the job due to family conflicts, and it has been offered to, and accepted by, the third person the panel selected.

Complaints continue to come in regarding speeding, pets not being leashed, and pet owners not picking up their pet's messes from property other than their own. CV CC&Rs, which is one of the governing documents of Coast Village and to which each owner agreed to when purchasing their lot, address all these issues:

5.9 Speed Limit: Speed limit on all roads is ten (10) miles per hour.

5.11 Livestock and Poultry No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that household pets may be kept, provided animal is not kept, bread (sic) or maintained for commercial purpose. The owner of a pet permitted hereunder shall keep it on a leash or keep it confined to the Lot at all times.

5.5 Unpleasant Conditions and Nuisances: No noxious or offensive or unsightly conditions are permitted upon any portion of the Planned Community nor anything be done thereon which may be or may become an annoyance or nuisance.

Coast Village documents also give the Board power to assess fines for violations. Voluntary compliance would be better for everyone.

- Mary McGann, President

May BOARD MEETING:
Saturday, May 19, 2012 at 10 am
in the Adult Lounge of the
CVPOC Clubhouse.

NEXT BOARD MEETING:
Saturday June 16, 2012 at 10 am
in the Adult Lounge of the
CVPOC Clubhouse.

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 - 10pm

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

NOTICES

- ◆ **Facility Hours:** Summer hours for the clubhouse, laundry room and mailroom 8am -10pm.
- ◆ **Meter Reading:** Park electrical meters will be read this month beginning Wednesday 16th.
- ◆ **Wi-Fi:** Information for free access is posted in the clubhouse entrance and in the lounge.
- ◆ **Satellite Bath:** The satellite bathroom opens as of Tuesday, May 1st.
- ◆ **Pool:** Opens May 15th.
- ◆ **No Garbage Pick Up:** There will be **no garbage pick up Monday, the 28th (Memorial Day).** Garbage will be picked up on Tuesday, May 29th.

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

March Survey Comments and Considerations

Question: Why is it so difficult to recruit volunteers for projects or committees?

Thanks to those who sent in their thoughts, concerns and ideas. There is certainly more work to be done re volunteerism at CV. Here is a summary of the input and comments we received.

- What will I be volunteering for exactly, what does the committee do?
- Committee work can be thankless, boring and irritating.
- Ask those who have stopped contributing why they stopped.
- Did they get offended, burned out, unappreciated for their contribution, or tired of long meetings that go nowhere.
- The pool of potential volunteers may be very low.
- Many don't participate because they don't want to deal with the politics.
- A big part of the politics is the way volunteers are treated by those they serve which frequently is not very well.
- Not understanding what the committee is about.
- Fear of member harassment.
- Too much work to be done.
- The more rental properties the fewer potential volunteers.
- Learn more about the talents and experiences of the members. It's good to be recognized for a skill one might have and asked to participate on a committee or project.
- Committee members feel like the leader or chair person makes all the decisions and there isn't much for a committee person to do.

Thanks again to those who participated. All input is valued and helpful.

-- Submitted by the Communications Committee

FRANK'S



CORNER

Since the snow storm and Myron's leaving, all I can see is brush. The good news is that we are starting to catch up with the brush generated at that time. The other good news is that Tim Walls, Myron's replacement, will be working when you read this and some of the projects on hold will get started.

I would like to thank all those folks who volunteered to assist in their different ways to support us during this personnel shortage. Your thoughts about the situation were enough to give us the ability to carry on. Basically we know you care. Thank you again.




While moving brush out of the streets so the traffic can get through and hauling it away we were able to do a few other things. The Central Lincoln PUD power transfer at lots 43 and 261 was completed, as was the up grade for electrical power to the shop and maintenance office. We ordered and received the kit for replacing lot service lines without having to dig up the streets, replaced locks on mail boxes 43, 154 and 261, reset the main breaker on the clubhouse and rescheduled power usage to prevent further overloads, replaced transmitter switch for lot 154, repaired lock mechanism on office safe, cleaned gutters on all common buildings. Reset circuit breakers for lot 71 (park power). Turned water on for lot 114 then was recalled because there was no water to unit. Trouble shot and told owner how to fix the problem, attended meetings and conducted interviews associated with the two new hires that took 45 hours and finally... hauled 26 loads of brush since Myron left. There are still more loads to be moved but we can now see the light at the end of the tunnel.


One final item: while being out there along the roads, please pick up after your dog. If you have rented your property, please tell your tenants to pick up after theirs.

Don't forget Mother's Day on May 13th and Memorial Day the 28th (No trash pick up until the 29th). And have a great month.

Frank Brooks, Maintenance Supervisor

MAY 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2 	3 3-5 COAST CHAMBER	4	5
6	7 GARBAGE PICKUP	8	9	10 ARC MTG 4PM 3-5 COAST CHAMBER	11	12
13 Mother's Day 	14 GARBAGE PICKUP	15	16 DEADLINE FOR BOARD BOOKS METER READING	17 Coast Ensemble Concert 7 pm Adult Lounge	18	19 BOARD MEETING 10:00 am
20	21 GARBAGE PICKUP	22	23 DEADLINE FOR NEWSLETTER	24 ARC MTG 4PM 3-5 COAST CHAMBER	25	26
27	28 MEMORIAL DAY OFFICE CLOSED	29 GARBAGE PICKUP	30	31 3-5 COAST CHAMBER		



HAPPY BIRTHDAY!
Melba Reinke 8th



We are saddened to report the passing of

Victoria Hanna
Judy Kokkeler

Our condolences to their family and friends

We would love to include your birthday and anniversary dates in the Newsletter, but we don't have them if you don't give them to us!

Please consider sharing them with us, so we know when to wish you well.

Thanks!!

Kathy Austin, Office Manager

TREASURER'S REPORT for Month Ended March 31, 2012

	<u>6/30/2011</u>	<u>2/29/2012</u>	<u>3/31/2012</u>	<u>February</u> <u>Net Change</u>	<u>FY 2011-12</u> <u>Year Change</u>
<u>Bank Account Balances</u>					
Operating Fund Account	\$ 36,428	58,994	67,614	\$ 8,620	\$ 31,186
Reserve Funds Accounts	130,513	158,443	164,696	\$ 6,253	\$ 34,183
Total Funds in Bank	\$ 166,941	217,437	232,310	\$ 14,873	\$ 65,369

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>		
\$	2,968	\$ 1,185	\$ 1,003	\$ 5,157	Total Accts Rcvble	3/31/2012

*Includes two accounts sent to Vial Fotheringham for Collections in January - now totaling \$3,721.21

Water Consumption in Gallons per Day

% of prior yr's usage	51%	50%	42%	100%	60%
Meter Read Dates	10/19-11/16/2011	11/16-12/20/2011	12/20-1/17/2012	1/17-2/17/2012***	2/17-3/19/12
FY 2011-2012 gal/day	11,883	10,716	9,713	20,575	11,659
Meter Read Dates	10/14-11/16/2010	11/16-12/20/2010	12/20-1/14/11	1/14-2/17/11	2/17-3/15/11
FY 2010-2011 gal/day	23,078	21,348	23,266	20,544	19,396

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



COAST CHAMBER ENSEMBLE CONCERT

Cruising down the river on a sunny July afternoon in 1717 with King George I. It was his birthday and he requested G. F. Handel to write and perform a concert for this occasion. On the water! Most of this music is very familiar as it is often heard in commercials, movies, TV and cartoons!

Come join the Coast Chamber Ensemble for a performance of this special music on Thursday, May 10, at 7:00 P.M. in the Coast Village Adult Lounge. The musicians will also perform other, familiar music from Bizet's "Carmen" and some traditional folk music.

This is the semi-annual concert for CVPOC members, their guests and our staff. Be sure and stay following the concert for refreshments provided by CCE and some fun, social time. We look forward to seeing you on the barge!

Thursday, May 10, at 7:00 PM in the Coast Village Clubhouse Adult Lounge

Minutes



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

CALL TO ORDER: The meeting was called to order at 10:05 am by President Mary McGann.

ESTABLISHMENT OF A QUORUM: Board members present were Mary McGann, Albert Gelmstedt, Doug Barrow, Mike O'Harrow and Melba Reinke. Peg Mawhinney and Chuck Dunlap did not attend. A quorum was established.

MEMBERSHIP INPUT ON AGENDA ITEMS: Several items were added to the agenda. Melba Reinke asked that a gift be discussed for Frank Sinclair upon his retirement. She also requested a formal MOTION to rescind the prior wage increase for the retiring employees. A motion will be requested to plant vines around the old pool area. These items will be added to the agenda.

ADOPTION OF AGENDA: A MOTION was made by Melba Reinke to adopt the agenda as corrected, Albert Gelmstedt seconded the MOTION and approval was unanimous.

READING OF MINUTES: Melba Reinke made a MOTION to approve the amended minutes, Doug Barrow seconded and approval was unanimous. Melba Reinke MOVED to capitalize the words MOVED and MOTION in the minutes, Albert Gelmstedt seconded the MOTION and approval was unanimous.

TREASURER'S REPORT: The report was read by Melba Reinke.

COMMITTEE REPORTS:

Activity Committee - no report

Architectural Review - no report

CC & R's and Bylaws - no report

Communications - no report

Facility Management - Mary McGann read a report of the pool sub committee indicating that the pool committee had met and discussed researching a new cover for the small pool, researching solar heat for the small pool, researching enclosing the small pool at a cost of \$50,000, researching installation of an endless pool in the large patio area at a cost of approximately \$36,000 and beautification of the large pool area for \$1,000.

Financial Management - This report has been included in the Board books.

Personnel Report - Reported by Mary McGann. The Personnel Committee met four times for the purpose of replacing the two vacant maintenance positions.

Rental Committee: No report.

MAINTENANCE REPORT: Frank Brooks indicated that the personnel schedule and projects list is included in the Board books.

UNFINISHED BUSINESS : Reimbursement of Office Manager for gas. Melba Reinke MOVED to allow Kathy Austin to use the office credit card to fill her car with gas once a month as reimbursement for gas used. Doug Barrow seconded the MOTION and approval was unanimous.

NEW BUSINESS:

RESCIND WAGE INCREASES: Melba Reinke made a MOTION to rescind the 7.5% wage increases that were to take effect on May 1 for Myron Aho and Frank Sinclair because they will no longer be working at CV. Albert Gelmstedt seconded the MOTION which passed unanimously.

ADDITIONAL SPEED BUMP ON DRIFTWOOD: After a village member questioned the legality of adding additional speed bumps, Melba Reinke MOVED to appoint Susan Dukes to chair an Ad Hoc Facilities Management committee to research rules and regulations regarding an additional speed bump on Driftwood. Albert Gelmstedt seconded the MOTION and approval was unanimous. Melba Reinke MOVED to table items 1 and 2 under new business until further research can be presented at the May Board meeting. Doug Barrow seconded and approval was unanimous.

SPEED BUMP ON OUTER DRIVE: This item is covered in the motion to research rules and regulations for additional speed bumps.

RESOLUTION FOR WATER LEAKS ON MEMBER PROPERTIES: Melba Reinke indicated that water leaks raised the February water bill an estimated \$2,800. Melba Reinke MOVED to fine village members \$150 if they are going to be gone over 30 days and do not request that their water be shut off if it results in a major leak. Albert Gelmstedt seconded the MOTION. After discussion Melba Reinke rescinded her motion and asked to table the MOTION until the May Board meeting.

REIMBURSEMENT FOR GIFT AND RETIREMENT GIFT: Albert Gelmstedt MOVED to reimburse Melba Reinke for her out of pocket expense for Myron Aho's retirement gift. Mike O'Harrow seconded the motion and approval was unanimous. Melba Reinke made a MOTION to purchase a \$125 gift card for Frank Sinclair upon his retirement, Albert Gelmstedt seconded the MOTION and approval was unanimous.

LOTS 43 AND 261: Melba Reinke MOVED to advertise lots 43 and 261 for rent as they are ready for permanent use, Albert Gelmstedt seconded the MOTION which failed unanimously.

INSTALL ASTRO-TURF ON PATH TO POOL: Mike O'Harrow made a MOTION to install astroturf on path to the pool along the back of the clubhouse so people would have clean feet when they enter the pool area. Doug Barrow seconded the MOTION which passed unanimously.

PLANT VINES AROUND POOL AREA: Melba Reinke made a MOTION to plant vines around the old pool area to cover the cyclone fence, Albert Gelmstedt seconded and after discussion the motion failed as all Board members were opposed.

EMPLOYMENT OF MAINTENANCE PERSONNEL: Melba Reinke MOVED to hire Tim del Villar as of the 26th of April to the custodial maintenance position, and to hire Tim Walls to replace Myron Aho pending background checks. Mike O'Harrow seconded the MOTION and approval was unanimous.

CORRESPONDENCE: None

GOOD OF THE ORDER: Mary McGann reported that federal and state officials came to Coast Village to look at the West Fork of Munsel Creek which runs through CV to look for evidence of fish habitat, which they found. Lots that have permitted structures will be grandfathered in under the Siuslaw Estuary Project. The project affects only new construction and new uses. She encouraged Village members to attend the open house on April 30th from 4-7pm, and the presentations beginning at 5:15 pm at the Florence Events Center.

BIDS FOR ENTRYWAY REMODEL: Frank Brooks presented four bids which have been received for the entryway project. The bid amounts are \$6,800, \$11,225, \$18,650 and \$12,350. Albert Gelmstedt MOVED to accept the lowest bid of \$6,800 from Mario Veluscek Construction, Doug Barrow seconded the MOTION and approval was unanimous.

ADJOURNMENT: The meeting was adjourned at 12:20 pm.

You will recall that, at the Annual Membership Meeting, we passed a change to the By-Laws allowing for some proxy voting at Annual Membership meetings. Although we've notified the Villager's in the August minutes, we thought we could use a reminder and a copy of the new language to use to bring your individual By Law copies up to date. To accomplish this, we have included the actual language below. You can use this page to insert into your copy.

The change allows eligible lot owners to have no more than two proxies at the Annual Homeowners Meeting in July. Obviously the proxies must also be from lot owners. The Election Committee will be preparing a proxy form for the Meeting. Any questions, drop us a note in the office and we'll get you an answer.

From the CC&R and By Law's Committee: Ila Mae Robinson, Mary McGann, Jim Reed, and John Mawhinney, chairman

Please place this change on Page 2 of your copy of the Coast Village Bylaws

1.5.c No proxy votes shall be recognized except for the Annual Membership Meeting in which case no lot owner may have more than two proxies from otherwise eligible members in good standing.