



COAST VILLAGE REPORTER

JULY 2012

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

VOLUME 16 ISSUE 7

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
Jodi Hawkins Director	(541) 603-2599

Annual Membership Meeting

*Saturday July 21, 2012 at 10 am
in the Adult Lounge of the
CVPOC Clubhouse.*

BOARD MEETING:

Following Annual Membership Meeting

UP COMING BOARD MEETING

*Saturday, August 18, 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 -11pm

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

NOT the Presidents Report

by John Mawhinney of the Communications Committee.

The President's away spoiling grandkids this week so I'm temporarily filling in for this report. We have our annual meeting scheduled for the 21st of July, at 10 o'clock. I hope all of you make the effort to attend. At this meeting we announce, among other things, the election results for the new Board Members. We have three vacancies to fill for two year terms and 4 nominees. I hope you have all returned your ballots for this important election.

I thought, given this is the last report to include the present Board, that we should give a word of thanks to those Board Members who will retire this year: Melba Reinke, our Treasurer, Al Gelmstedt, the current Vice President, Mike O'Harrow and Doug Barrow (Doug resigned earlier and was replaced by Jodi Hawkins). Al will continue to run the Architectural Review Committee. We all owe these people our thanks for serving on the Board, working to deal with the day to day issues facing Coast Village, dealing with your problems and complaints. We can only hope they will all continue to help with their knowledge and experience.

The last couple of years have not been easy ones, and the Board's made some important decisions. The large pool was filled; the Village water system had major improvements to prevent the earlier disastrous leaks; the Clubhouse Entry Way has been rebuilt due to rotting timbers. We've lost two old time employees, Myron Aho and Frank Sinclair, and found two excellent candidates to replace them, Tim Walls and Toby Wenham, and hired a friendly face for the office, Kathy Austin. We've weathered some really bad storms and managed to keep our streets open and the trash and debris picked up. We negotiated a rebate for the sewer cost for the water leaks; we improved the foreclosed lots and even have a bid on one of them. We've installed a new public address system in the lounge for our meetings, made the Clubhouse and the Mail room more attractive and user friendly, put a computer in the Clubhouse for member's internet use. We've instituted proxy voting for the Annual Meetings to help increase the participation, and a million other little day to day things that somehow seem to crop up, like complaints, broken gates, speeders etc. (The We who accomplished all of this was the Board of Directors, our employees, Committee Chairs and members, and other volunteers.) Like the Marines, we can always use a few good men and women. We are looking forward to working with the new Board and making the Village an even better place to be. Come help us.

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

FRANK'S



CORNER

We have recently had an incident that troubles me. If someone has an accident in the rest room please contact the staff so that it can be cleaned up. That way other users don't have to encounter anything but a clean serviceable rest room. However, the incident I refer to doesn't appear to be an accident. It appears that someone took the time and patience to smear feces all around the toilet stall and floor. **This is unacceptable.** We have two new employees who are on probation with the organization to see if they meet our standards. I submit that probation is a two edged sword; maybe we are being evaluated by these employees to see if we meet their expectations for association with us. I hope we do because so far their efforts have been exactly what was expected. We can't be every where so we need your eyes and ears to stay ahead of the problems. We also need more supervision of the youngsters using the common areas as I'm sure it wasn't an adult that made the mess.

Thank you for your continued support on this and other areas. If you have rented your property, please involve your renters in our problems and solutions. Thanks again.

Although we've been busy hauling brush, (which, by the way, I think we've finally got caught up) we managed to take care of a few other items. The removal of the barbed wire from the top of the fence around the pool, completed the rebuild of the club entry and painted it, received and installed a new washer, removed, cleaned, and reinstalled pool filter, cleaned gutters on all common buildings several times, mowed and trimmed along roads and common buildings, and I was able to take a week off.

Next week's work we will be working on the water system doing pressure tests to check for leaks in the system, so you may experience some short interruptions in water supply. As we do the test we will notify each household that we're working on their system.

Have a great Independence Day and let's hope for better weather for the month of July.

TREASURER'S REPORT for Month Ended May 31, 2012

	<u>6/30/2011</u>	<u>4/30/2012</u>	<u>5/31/2012</u>	<u>May Net Change</u>	<u>FY 2011-12 Year Change</u>
<u>Bank Account Balances</u>					
Operating Fund Account	\$ 36,428	71,938	74,615	\$ 2,677	\$ 38,187
Reserve Funds Accounts	130,513	170,919	177,172	\$ 6,253	\$ 46,659
Total Funds in Bank	\$ 166,941	242,857	251,787	\$ 8,930	\$ 84,846

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>	
\$	515	\$ 1,677	\$ 2,253	\$ 4,445	Total Accts Rcvble 5/31/2012

*Includes two accounts sent to Vial Fotheringham for Collections in January - now totaling \$2949.36

Water Consumption in Gallons per Day

% of prior yr's usage	42%	100%	60%	95%	110%
Meter Read Dates	12/20-1/17/2012	1/17-2/17/2012***	2/17-3/19/12	3/19-4/18/12	4/18-5/17/12
FY 2011-2012 gal/day	9,713	20,575	11,659	10,878	14,715
Meter Read Dates	12/20-1/14/11	1/14-2/17/11	2/17-3/15/11	3/15-4/20/11	4/20-5/17/11
FY 2010-2011 gal/day	23,266	20,544	19,396	11,422	13,400

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

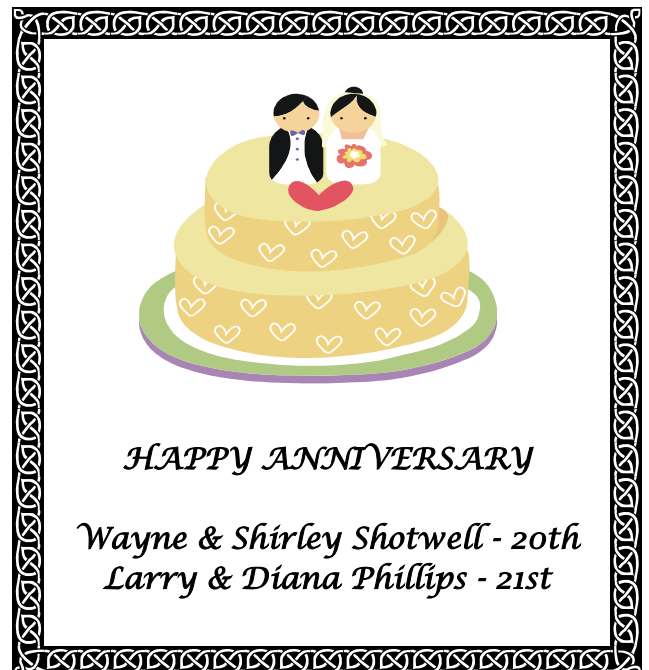
JULY 2012

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



HAPPY BIRTHDAY!

Georgia Dame 13th
Mike Bray 27th



HAPPY ANNIVERSARY

Wayne & Shirley Shotwell - 20th
Larry & Diana Phillips - 21st



Happy 4th of July

To Coast Village Property Owners

At the last Annual Meeting, the membership approved the use of proxies for Annual Meetings but limited them to two for each attending member.

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. .

WHAT DO I NEED TO DO?

The **Proxy Vote Consent Form** was included with your annual election ballot. **If you choose 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.

PLEASE NOTE Key Cards:

The Rules and Regulations state that each owner may have **only 4 key cards per lot owned** (the plastic cards that allow you through the gate and into the clubhouse). For some reason, the number of cards out has grown astronomically. We need to invalidate all cards over four. Each lot owner must notify the Office with the numbers on the four cards they wish to keep. That way, when we invalidate cards (which will then no longer work) we can make sure the ones you've listed will still work. Any cards over 4 will be invalidated, so it is important to **give the office your numbers by the 20th of July.**

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 Monday 16th.
- ◆ **Wi-Fi:** Information for free access is posted in the clubhouse entrance and in the lounge.
- ◆ **Coffee Perk Up:** Visit with friends and neighbors over a cup of coffee and donuts each Wednesday morning at 10 am in the adult lounge.
- ◆ **Annual Elections:** Ballots are due to the Elections Committee by July 17, 2012.
- ◆ **Quorum requirements:** If necessary, the quorum requirement for the CVPOC Annual Meeting will be reduced per ORS 94.655. The reduced quorum requirement for CVPOC is 25 voting members.

Minutes



COAST VILLAGE PROPERTY OWNERS CORPORATION BOARD OF DIRECTORS MEETING MINUTES JUNE 16, 2012

1. **CALL TO ORDER:** Call to order at 10:02 a.m. on June 16, 2012
2. **ESTABLISHMENT OF A QUORUM:** Albert Gelmstedt, Charles Dunlap, Michael O'Harrow, Melba Reinke, Peg Mawhinney, Mary McGann
3. **MEMBERSHIP INPUT ON AGENDA ITEMS:** Peg Mawhinney made MOTION to amend the agenda to include: Appointment of Director to serve Doug Barrows term of office; Offer on Lot 261; Pest Control Bid; Withdraw Old Business Items 1 & 2 for the new board to decide. Seconded by Melba Reinke. Approved unanimously.
4. **READING OF THE MINUTES:** Peg Mawhinney made a MOTION to accept the minutes. Melba Reinke seconded. Minutes passed unanimously.
5. **APPOINTMENT OF NEW DIRECTOR:** Peg Mawhinney made MOTION to nominate Jodi Hawkins as Director to replace Doug Barrow. Seconded by Chuck Dunlap. Melba Reinke made MOTION to nominate Diana Glasgow as Director to replace Doug Barrow. Seconded by Al Gelmstedt. Vote on nomination for Jodi Hawkins four (4); for Diana Glasgow one (1). Jodi Hawkins was seated as Director to complete Doug Barrow's term.
6. **TREASURER'S REPORT:** Submitted by Melba Reinke.
7. **COMMITTEE REPORTS:**
 1. **Activity Committee:** No report. Peg Mawhinney announced that the Wednesday Morning Coffee at 10: a.m. would begin and last as long as there were volunteer hosts.
 2. **Architectural Review:** Al Gelmstedt stated a complaint letter was sent to #217 and a manufactured home replacement was authorized for 2 Village Street.
 3. **CC&R's and By-Laws:** Meeting of the Rules and Regulations Committee met to discuss with Committee Chairs the draft of the new R & R's. Will present to the Board at the August meeting.
 4. **Communications:** No Meeting. Started the Weekly again, any ideas please send in.
 5. **Elections:** Report given by Ila Mae Robinson that the Committee met and mailed for a two year term the Ballot with declarations on June 20, 2012 and a return date of July 17, 2012. .
 6. **Facilities Management:** Report submitted by Palmer Hundtoft. The Committee met in June to discuss various maintenance issues in Coast Village.
 7. NOTE: MIKE O'HARROW LEFT THE MEETING. Note: a Quorum is still present.
 8. **Financial Management:** Melba Reinke submitted and read the report prepared on June 13, 2012 for the Budget and 5 Year plan, the Reserve Study report and Collections. Diana Glasgow gave update information on the Reserve Study..
 9. **Personnel:** No report.

8. **MAINTENANCE REPORT:** Submitted and read by Frank Brooks. He noted that he would start the water pressure checks. PUD will be changing out the meters causing short power outages and a notice will be posted on the gates.

OLD BUSINESS:

1. Offer on Lot #261. Al Gelmstedt made a MOTION to accept offer as presented. Seconded by Chuck Dunlap. Approved unanimously
2. Pest Control: Peg Mawhinney made the MOTION to accept the bid from Pest Tech. \$300.00 initial treatment and \$175.00 quarterly for continuous treatment. Seconded by Melba Reinke. After discussion, passed by 5 ayes and one nay by Chuck Dunlap.

NEW BUSINESS:

1. Budget 2012-2013: Melba Reinke made a MOTION that the Operating Budget for fiscal year 2012-2013 be approved at this time as presented, with periodic review by the Committee for any adjustments that may be deemed appropriate as the year progresses. Seconded by Al Gelmstedt. Approved unanimously. Diana Glasgow recommended approval be delayed because of unknown expenses at this time. Jodi Hawkins made a MOTION to reconsider action on the 2012-2013 Budget. Seconded by Chuck Dunlap. A vote to reconsider was passed 5 ayes and one nay by Melba Reinke. After further discussion Jodi Hawkins withdrew her MOTION to reconsider. A vote on the original MOTION was unanimous.
2. Melba Reinke made a MOTION that the 5-Year Plan (July 2012 through June 2017) be approved at this time as presented, with periodic review by the Committee for any adjustments that may be deemed appropriate as the 5-year plan years progress. Seconded by Al Gelmstedt. Approved unanimously.
3. Insurance Policy Renewal: Peg Mawhinney made a MOTION to renew the current Policy and asked at least three Agents to make a presentation to a Board work session. Seconded by Jodi Hawkins. After discussion passed unanimously.

CORRESPONDENCE: No Correspondence

GOOD OF THE ORDER:

1. Sandra Belson and Clarence Lysdale, of the Siuslaw Estuary Project met with concerned lot owners on June 15, 2012 to address their questions.
2. Ila Mae Robinson asked about the "walk around" and the issue of the ditch behind 6 lots on Outer Drive and the need for a fence. The ditch issue needs to be addressed with the City. Frank Brooks needs to get bids for the fence installation.
3. City is raising the water and sewer rates. Larry Phillips and Mike O'Harrow negotiated an exemption on empty lots for the road maintenance fees. Coast Village needs a letter confirming our understanding of the exemption of the road maintenance fee.

ADJOURNMENT: Peg Mawhinney made a MOTION to adjourn. Seconded by Al Gelmstedt.