



COAST VILLAGE REPORTER

JUNE 2012

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

VOLUME 16 ISSUE 6

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

Last month an article from the Communications Committee summarized the answers given by members in answer to: "Why is it so difficult to engage/recruit volunteers for projects/committees?" As a follow-up one of that committee met twice with four owners (three of whom have no or minimal involvement with "official" CV activities) to "brainstorm" about some of the issues brought up by the survey results. I also took part.

We looked at Coast Village Committee Structure as approved July 24, 2010 by the Board of Directors. We discussed each committee's Purpose, Frequency (how often should meetings be to get necessary work done and not burn out the members), and Length (how much time a volunteer will need to commit). Copies of both versions have been given to current board members to study, and will be given to any new board members in July.

The Bylaws Committee has been looking at CV Rules & Regulations to ensure they are up to date and as user-friendly as possible. Revisions have been given to committee chairs and the committee is waiting for feedback before presenting to the board. Any revisions to R & R's need to be considered when finalizing committee structure.

Elections will be coming up shortly. This year Coast Village will elect four directors; Doug Barrow has resigned, and a replacement is needed to finish his term. There are vacancies on committees as well. Volunteer your time, experience, and knowledge; the more hands, the less work for everyone.

- Mary McGann, President

BOARD MEETING:

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

Annual Membership Meeting

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

BOARD MEETING

Saturday, July 21, 2012 following the
Annual Membership Meeting.

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 Friday 15th.
- ◆ **Wi-Fi:** Information for free access is posted in the clubhouse entrance and in the lounge.
- ◆ **Annual Elections:** The annual election process begins on June 4 when declaration forms are mailed, with a return date of June 15, 2012, seeking members for 4 Board Director positions.
- ◆ **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.

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

FRANK'S



CORNER

Okay, it's not really FRANK'S Corner. He's on vacation, so we drafted our new Maintenance person, Tim Walls, to write up a report on May maintenance activities. Tim, take it away:

We have been catching up with the brush and lawn maintenance following the winter storms. Yes, there is hope that we will one day complete this task. We appreciate everyone's efforts in making the brush piles manageable. The total for the month was approximately 31,000 pounds at a cost of \$775.00 for disposal, plus our labor. We collected 6.14 tons of garbage and the disposal fee was \$405.48 for the month of May. Please remember to recycle as this saves the village disposal fees. We appreciate residents keeping their trash well contained in plastic bags as this lends itself to a cleaner more efficient trash pickup day. Occasionally the maintenance truck and trailer has to navigate against established traffic flow and blocks access while picking up brush and trash. We appreciate residents recognizing the difficulty in navigating this rig throughout the village and working with us while conducting these activities.

The swimming pool is now open for your spring and summer enjoyment. We check pool chemicals three times per day, maintain the filters and debris collection systems, and keep the water around 86 degrees for your swimming pleasure. Pool furniture is provided. Please remember to utilize the shower facilities before using the pool to maintain a sanitary environment. Bring your family out for a dip in the pool.

The club house entry was badly deteriorated and compromised by carpenter ant infestation. Structurally it was unsound and it was time for a facelift. We would like to thank our resident contractor, Mario Veluscek, for utilizing value engineering principles in tackling the reconstruction of the club house entryway. This saved the association thousands of dollars from the other design engineered proposals received. Maintenance staff is applying the finishing touches with a fresh coat of paint.

The entry and exit gates have frequently fallen victim to vehicles coming and going this month. Please take the time to remind friends and guests not familiar with the gate system that only one vehicle at a time is allowed to pass. This will help us minimize gate repairs and keep down the associated costs.

Springtime weather is upon us with summer just around the corner. Get out and enjoy our beautiful Oregon coast.

-- Submitted by Tim Walls for Frank Brooks, Maintenance Supervisor





TREASURER'S REPORT for Month Ended April 30, 2012


	<u>6/30/2011</u>	<u>3/31/2012</u>	<u>4/30/2012</u>	<u>April</u> <u>Net Change</u>	<u>FY 2011-12</u> <u>Year Change</u>
<u>Bank Account Balances</u>					
Operating Fund Account	\$ 36,428	67,614	71,938	\$ 4,324	\$ 35,510
Reserve Funds Accounts	130,513	164,696	170,919	\$ 6,223	\$ 40,406
Total Funds in Bank	\$ 166,941	232,310	242,857	\$ 10,547	\$ 75,916

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>	
\$	2,509	\$ 1,351	\$ 1,370	\$ 5,231	Total Accts Rcvble 4/30/2012

*Includes two accounts sent to Vial Fotheringham for Collections in January - now totaling \$2564.85

JUNE 2012						
<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
					1	2
3	4 GARBAGE PICKUP Declaration of Candidacy mailed	5	6	7 ARC MTG 4PM	8	9
10	11 GARBAGE PICKUP	12 DEADLINE FOR BOARD BOOKS	13	14  FLAG DAY	15 Declaration of Candidacy Forms Due by 3 pm Meter Reading	16 BOARD MEETING 10:00 am
17  Father's Day	18 GARBAGE PICKUP	19	20  SUMMER BEGINS	21 ARC MTG 4PM	22 DEADLINE FOR NEWSLETTER	23
24	25 GARBAGE PICKUP	26	27	28	29	30



HAPPY BIRTHDAY!

Cal Crowe 9th
Frank Brooks 25th
Chris O'Neil 28th
Bob Reinke 25th

Happy Father's
Day
June 17th





HAPPY ANNIVERSARY

Chris & Debette O'Neil 21st
Peg & John Mawhinney

COMMITTEE MEMBERS 2011-2012

*If you notice any inaccuracies on this listing, please notify the office.
If there is any committee you wish to volunteer for, please contact the office
for the appropriate application form.*

*If you have questions, contact information for committee chairpersons
is listed in the Coast Village Directory available in the office.*

ACTIVITIES

Currently chair is vacant

ARCHITECTURAL REVIEW

Albert Gelmstedt (Chair)
Jude Craddock
Caroline Davidson
Linn Duske
Shirley Hunt
Sallie Kelly Nielsen
Patricia Rongey
Julia Ann Serpa Schell
Amy Winter

CC&R's & BYLAWS

John Mawhinney (Chair)
Mary McGann
Ila Mae Robinson
Jim Read

Rental Sub-Committee

Mary McGann, Chair
Albert Gelmstedt

COMMUNICATIONS

John Mawhinney (Chair)
Elaine Lowman
Garda Page

ELECTIONS

Ila Mae Robinson (Chair)
Celeste Day (Alternate Chair)
Pat Davenport
Linn Duske
Arlene Gossen
Dari Johnson
Ed Johnson
Sue Jaeger
Lucille Lonnecker
Elsie McKean
Pat Rongey
Sharon Samuelson
Donna Shotwell

FACILITY MANAGEMENT

Palmer Hundtoft, Chair
Mario Veluscek
Max C. Kuo
Susan Dukes

Pool/Patio Subcommittee

Peg Mawhinney (Chair)
Doug Barrow
Susan Dukes
Mary McGann
Sally Kelly-Nielsen

FINANCIAL MANAGEMENT

Melba Reinke (Chair)

Budget\Five Year Sub-Committee

Melba Reinke (Chair)
Diana Glasgow
Max C. Kuo
Sharon Samuelson
Jason Wilson

Collections Sub-Committee

Melba Reinke, (Chair)
Doug Barrow

Reserve Fund Sub-Committee

Diana Glasgow (Chair)
Palmer Hundtoft
Max C. Kuo
Dennis McMackin
Melba Reinke

PERSONNEL

Mary McGann (Chair)
Diana Glasgow
Ila Mae Robinson
Melba Reinke
Peg Mawhinney

Minutes



COAST VILLAGE PROPERTY OWNERS CORPORATION BOARD OF DIRECTORS MEETING DRAFT MINUTES MAY 19, 2012

Call to Order:

The CVPOC Board of Directors Meeting was called to order by President Mary McGann on May 19, 2012 at 10:02 A.M.

Establishment of a Quorum:

The following Board members were present: Doug Barrow, Chuck Dunlap, Mary McGann, Michael O'Harrow and Melba Reinke. A quorum was established.

Membership Input on Agenda Items:

Mary McGann announced that because Chuck might have to leave early the Executive Session to discuss a personnel issue would be held first. .

Doug Barrow announced he was retiring from the Board as of the end of June.

Adoption of Agenda:

The agenda was amended to move the Executive Session to the beginning of the meeting.

Executive Session:

The meeting was adjourned for the Executive Session at 10:07 A.M. and reconvened at 10:12 A.M.

Mary made the MOTION to hire Toby Wenham for the custodial position, with a ninety day probation period and background check approval. Melba seconded and it was approved unanimously.

Reading of the Minutes:

Melba MOVED to amend the April minutes. The corrections were adopted and will be made to the official April 2012 minutes. Doug Barrow seconded and approval was unanimous.

Melba Reinke then MOVED the amended minutes be adopted, seconded by Doug Barrow and approved unanimously as amended.

Treasurer's Report:

The Treasurer's Report is in the Board books. In addition the Reserve Maintenance Budget vs. Actual Project Expenditures report and the Operating Profit & Loss -- Actual vs. Budget report are available for review by members in the office.

Committee Reports:

Activity Committee: No Report

Architectural Review Committee: No report

CCR'S and Bylaws Committee: No report

Communications Committee: No report

Facilities Management: No report from the committee.

The chair read the report from the Ad Hoc Committee to research the issue raised at April's meeting regarding a membership vote on further speed bumps. Results were reported in the January 2004 Board Meeting: of the 248 ballots mailed, 145 were returned (79 no, 64 yes, and 2 invalid).

A discussion followed, and the existing speed bump will remain until after the July membership meeting.

Financial Management:

Melba Reinke submitted the Financial Management Report.

Personnel Committee: No written report.

Rental Committee: No Report

Maintenance Report:

Frank Brooks updated the members on the progress of the clubhouse entryway repair. The West side gate has a bad card reader again, which is covered under warranty. Frank stated the new maintenance hires, Tim Walls and Toby Wenham, are working out well.

Doug Barrow had several questions:

Is it possible to do leak checks every four months instead of every six months? Frank replied that it's possible. Palmer and Larry said they would also do weekly meter readings to detect unusual increases in water usage.

Is there any way we could put a timer on the heater in the satellite bath facility? Frank replied the heat was on 24/7 because we don't know when the building will be used. The Facilities Management Committee will research possible solutions and report results to the Board.

Unfinished Business:

Water Leak Fine: Discussion was tabled pending further information.

Price Change on Lots 43 & 261: After discussion Mike O'Harrow MOVED to price #43 at \$29,900 and #261 to \$39,900 with wording to indicate serious offers would be considered; Chuck Dunlap seconded. Mike O'Harrow then amended his motion to \$25,000 and \$35,000. Seconded by Melba Reinke. The MOTION passed with Doug Barrow abstaining.

New Business:

Committee Descriptions: There was a discussion about committee descriptions which had been adopted at a Special Meeting July 24, 2010. Board members asked for more time to study the issue and it was tabled until next month.

Board Members as Committee Liaisons: This matter was tabled until the committee descriptions are finalized.

Assign Areas to Directors: This was discussed at the April Work Session. CV can be divided into 6 areas. More research needs to be done and Chuck Dunlap will take on the project.

Enforcement of 2005 Tenant Screening Resolution: Mary McGann stated that attempts to enforce the Resolution have become an issue with both owners and property managers. Mike O'Harrow requested the issue be discussed at the June work session.

Change Rental Committee to Rental Sub-Committee under Bylaws Committee: Mary McGann MOVED that the name be changed from Rental Committee to Rental Sub-Committee under the Bylaw Committee. Melba Reinke seconded and it was approved unanimously.

Correspondence: Nothing was received.

Good of the Order: Nothing was brought up.

Adjournment: The meeting was adjourned at 12:20 P.M.

President, Mary McGann
Secretary, Margaret Mawhinney

VILLAGE MEETING SURVEY

In preparation for the unofficial but important “Village Meeting” to be held in June, we thought to do a couple of survey questions to get you thinking about potential issues to discuss. The purpose of the Village Meeting is to allow the members to help set the vision of the Board for coming year. Here are a few ideas that the Communications Committee came up with but the reason for the meeting is to hear from you. There is room on the sheet for you to add more issues or ideas. We would hope to discuss these and other ideas that come up at the Meeting.

Completing the form will also help hear from those of you who can’t make the meetings. Return the form through E-Mail to coastvillagecomm@gmail.com, regular mail to Coast Village Office, or drop it off at the Office.

OVER 55

We have the opportunity to convert Coast Village into an “Over 55 only” community. That means that, other than the 20% that is exempted by the law, all other housing is restricted to that having at least one person 55 or older living there. To qualify for that status, at least 80 % of the residents in the Village must be 55 or older. If adopted, it would **not** mean that your grandkids could not visit for the summer; it does mean that they could not move in permanently. It doesn’t mean that you could not rent your place, only that one of the renters must be 55 or over. Some say the benefit of this exemption to the “Fair Housing Law” means that it would restrict residence in the Village to older people. The question of property values is a mixed one, some say that they would not be able to sell or rent their property as easily if the restriction applied thus reducing the value of their property, while others say that the property value would increase since it would be a more desirable place to live for older folks.

Clearly, the usual rules would apply about grandfathering in people who live in the village currently and who don’t qualify by virtue of their age. The sale or re-rental of the property would be restricted however. The rules about the 20% etc would need to be spelled out in the governing documents and a membership vote would be necessary to make the change.

____ I like the idea of an “Over 55” Village and think we should look into it.

____ I don’t think the idea of “Over 55” is a good one.

VILLAGE MANAGER

One of the issues that continues to come up has to do with a Manager for the Village. Managers come in all types, from the manager who lives in the Village, or nearby, and who comes to work each day to take an active role in helping the Board do the day-to-day business of running Coast Village; to the professional who works for a Company that provides “Management” services and visits the Village several days per month and helps with the administrative requirements, finances etc.

A day-to-day manager, for example ,would, under the supervision and direction of the Board, supervise the Maintenance and Office Staff, prepare job descriptions and help with hiring and pay decisions, resolve complaints, provide help and services to lot owners in understanding and dealing with the CC&R’s and other Village requirements, attend meetings with the City and other official and local groups representing the interest of Coast Village, help develop and report on the Budget and Expenditures, initiates notifications and resolution of infractions of the Village governing documents, meet with and insure that new owners are welcomed and receive current copies of the CC&R’s, By-Laws, and Rules and Regulations, interview potential renters to insure compliance with the village Rental Policies. Coordinates with Rental Companies to insure they are aware of, and in compliance with these policies, and other responsibilities as directed by the Board.

Currently, our Board of Directors deals with most of these issues, along with committees and other volunteers. The experience and quality of the Board Management then depends on the availability and experience of these Board Members and Volunteers.

Finding qualified people interested in serving on the Board or volunteering is becoming more and more difficult. The work load, which can be considerable, ends up on a few who quickly become over worked and disheartened.

____ I am in favor of the idea of a Village Manager, but will need more information and specifics

____ I am opposed to the idea of a Village Manager, we should continue to run Coast Village as it is.

WATER METERS

Based on our expensive experience with water leakage, the question of individual water meters has come up. If you think this is good idea, we'll be looking for 8-10 members who would be interested in participating in a water meter exploratory group to assemble actual cost estimates, pro's and con's of meters and options for covering equipment and installation costs....2-3 meetings over 2-3 weeks, 2 hours each.

____ Yes, let's study the addition of individual water meters

____ No, I don't think this is a good idea.

THE POOL AREA

Now that the large pool has been filled, some feel it time to look at the entire question of the Pool and Clubhouse. There have been discussions, but no action, on a number of important issues. Can we enclose the small pool and make it available for a longer swim and exercise season? Can we use solar heat to help defray the large cost of heating the pool? Can we re-arrange the pool/bathroom situation to prevent the need to traipse through the yard to get to the pool and back? Can we remove the tall metal fence that surrounds the old pool area, and replace it with a more attractive border?

____ Yes, we should study how best to improve the use of the pool

____ No, the pool is fine like it is, let's not waste any more time on it.

Other issues or ideas I'd like to see discussed at the Village Meeting

Lot Owner Name (Optional) _____

CV Address _____

Feel free to add other sheets if you need more room