



COAST VILLAGE REPORTER

NOVEMBER 2012

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

VOLUME 16 ISSUE 11

CVPOC Board of Directors 2012-2013

Mary McGann (541) 902-8666
President

Jodi Hawkins (541) 603-2599
Vice President

Diana Glasgow (541) 997-8594
Treasurer

Susan Dukes (541) 673-1468
Secretary

Peg Mawhinney (520) 360-5357
Director

Pat Rongey (541) 603-5730
Director

Charles Dunlap (541) 999-4699
Director

BOARD MEETING

*Saturday November 17, 2012
at 10 am in the Adult Lounge
of the CVPOC Clubhouse.*

*NEXT SCHEDULED BOARD MEETING
Saturday, January 19, 2013
Adult Lounge of the CVPOC
Clubhouse*

Business Office: (541) 997-3312
*Available for general business
9 am to noon
1 pm to 3 pm M-F
Available for park emergencies
8:00 am to 3:00 pm M-F*

Maintenance Office:
(541) 997-3583
Winter Hours
Maintenance staff on premises
daily from 7am -8pm
*Available 24/7 for park maintenance
emergencies: call (541) 997-3583*

FROM THE PRESIDENT'S CORNER

DOES THIS SOUND FAMILIAR? *The following was taken (almost word-for-word – my grammar and spelling check made some adjustments) from a letter dated August 10, 1991 to the owners of Coast Village.*

As soon as possible we want to upgrade the front gate and get new key cards and gate openers. Another immediate way to help this would be for small stickers to be put on all owners' cars so we can question any cars not having one. We have lots of people coming in to use the laundry, showers and pools who do not live here.

One problem that has come up a lot deals with renters. It is the lot owner's responsibility to see that his renters understand and adhere to the rules of the park. The lot owner is also responsible for all charges against the lot including assessments and electricity.

Dogs are another cause for concern. There are lots of complaints about their barking, not being kept on a leash at all times and the owners not cleaning up after them.

* * * * *

UPDATES

First: At the October board meeting your board approved the Rules & Regulations submitted by the Bylaws Committee. Huge and heartfelt thanks to the many people who have been working on these for the past nearly two years: John Mawhinney, Ila Mae Robinson and Jim Read from the Bylaws Committee, various committee chairs who had input on their committees, and board members who expressed comments, concerns and suggestions during at least three board work sessions!

The new Rules & Regulations are included with your newsletter this month; those of you who get their newsletter from the website will receive the document by separate mailing. Much of the R & Rs remain unchanged, but there are some significant changes and updates. I urge you to pay special attention to items on page 9 (Electrical Service), and pages 12-13 (Rentals)

Second: There have been some questions raised about what ARC is doing. Pat Rongey, acting chair during Keith Davidson's absence, has written a little article about ARC's activities during October. Please read it and some of your questions will be answered. And if you see a neighbor who's on ARC doing something you don't understand, ask them. Thanks to ARC for their work!

- Mary McGann, President

NOTICES

- ◆ *Office closed Nov. 22nd for Thanksgiving.*
- ◆ *Facility Hours: Effective Nov. 1st Winter hours for the clubhouse, laundry room and mailroom are from 7am to 8pm.*
- ◆ *Meter Reading:* Park electrical meters will be read this month beginning Friday November 16th
- ◆ *Wi-Fi:* Is now available in the clubhouse. Information for access is posted in the clubhouse entrance and in the adult lounge.
- ◆ *Satellite Bathroom:* The satellite bathroom is closed for the winter starting Nov. 1st.
- ◆ *Thanks to Pat Rongey, Ila Mae Robinson and Celeste Day for helping with this month's mailing.*

FRANK'S



CORNER

We're into the rainy months. Let's just hope that we don't have any storms like the East Coast just got. This past month has been a busy one for maintenance. We made repairs to the sidewalk on Spruce Street, west side near the west side entry area, because a tree root had pushed it up about 4 inches and created a trip hazard. (The city ordinances say that maintenance of established sidewalks is the responsibility of the associated land owner.) Central Lincoln notified us of a broken meter mount (rusted away) on the park power system. A repair was made to the meter mount. A light was installed on the end of the office to allow better sight and safety during the hours of darkness. Tires were changed on the trailer due to wear. The flag pole was lowered and repairs made to the pulley, the rope was replaced and the brass ball remounted. A large tree and some brush was removed east of the mail room in preparation for a fenced-in trash recycling area. Work here is only in the preliminary stages so until it's complete, everything for trash storage and recycle remains the same as it's been.

We have a sauna that's been repaired and maintained in an operable state without any up grades because of it's lack of use. Is its lack of use because of its condition or just lack of interest? Would you use it more if its condition were improved? **If you would use the sauna if it were improved, please contact the office so that we (maintenance) have an idea if it's valued enough to put money and time into.** Thanks for the assistance.

I know I complain about this all the time but it's such a nasty situation when you get into it. It's dog mess. PLEASE pick up after yours. I know that it's not the most pleasant thing you've ever had to do but when it's left for someone else to walk through, that's nasty and inconsiderate. There is a method or correction to the problem. Each dog is data tested for a small fee, and then when a mess is discovered, for a small fee the owner can be identified and dealt with. I don't think we need go that far if we take each other into consideration.

November is full of high days and Holidays. On the 4th the clocks change back, the 6th is Election Day, the 11th is Veterans Day, and the 22nd is Thanksgiving. Both office and maintenance staff will be off the 11th & 22nd.

Have a Great Month!

Neighborhood Watch

We want to thank all of our neighbors who attended the meeting in October, also our guest speaker Andi Belk from the Florence Police Dept. We have twenty people who are signed up with our group and are hoping anyone interested will join us when they are available. We need everyone to stay alert and be aware of activity on our streets.

If you see or hear anything that should not be happening, strange vehicles at your neighbors' house, or anything else that is "out of place" please call:

1. **Emergency -- always call 911**
2. **Suspicious activity call 541-997-3515** (Florence Police non-emergency line)

Because of the holidays our next meeting will be after the first of the year, We will post the date at that time. Stay safe and watch out for each other.

-Submitted by Jodi Hawkins and Celeste Day

RENTAL SUB-COMMITTEE REPORT


FOR OCTOBER 2012

Submitted by Jodi Hawkins

We had sales of two more properties this month, one of them a rental. This lot will now be owner occupied.

TOTAL LOTS RENTED	25	Under 10%
PRIOR RENTAL PROPERTIES AVAILABLE		6

NOVEMBER 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 CHAMBER ENSEMBLE 3:00-5:00	2	3
4 Daylight Savings Ends	5 GARBAGE PICKUP	6 ELECTION DAY DEADLINE FOR AGENDA ITEMS	7	8 ARC MTG 4PM CHAMBER ENSEMBLE 3:00-5:00	9 DEADLINE FOR BOARD BOOKS	10
11 Veteran's Day <i>Staff Holiday</i>	12 GARBAGE PICKUP	13 BOARD BOOKS READY FOR PICKUP	14	15 CHAMBER ENSEMBLE 3:00 - 5:00	16 METER READING	17 BOARD MEETING 10:00 am Adult Lounge
18	19 GARBAGE PICKUP	20 DEADLINE FOR NEWSLETTER	21	22 THANKSGIVING DINNER 1:30 PM <i>Staff Holiday</i>	23	24
25	26 GARBAGE PICKUP	27	28	29 CHAMBER ENSEMBLE 3:00 - 5:00	30	



Thanksgiving Dinner
with all the trimmings
in the Club House at
1:30 Nov 22
Everyone is welcome
Bring a dish

We are saddened to report the passing of
Phillip Miller
Our condolences to his family and friends.



Mark your calendar

The Coast Chamber
Ensemble

“Winter Concert”

will be held on
Thursday, December 13th
at 7:00 pm in the club house.

HAPPY BIRTHDAY!

Wayne Shotwell Nov 5th



TREASURER'S REPORT for Month Ended September 30, 2012

	<u>6/30/2012</u>	<u>8/31/2012</u>	<u>9/30/2012</u>	<u>August</u> <u>Net Change</u>	<u>FY 2012-13</u> <u>Year Change</u>
Bank Account Balances					
Operating Fund Account	\$ 65,975	90,428	84,569	\$ (5,859)	\$ 18,594
Reserve Fund Account	183,422	195,928	202,200	\$ 6,272	\$ 18,778
Total Funds in Bank	\$ 249,398	286,356	286,769	\$ 413	\$ 37,371

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>		
\$	4,272	\$ 720	\$ 4,194	\$ 9,186	Total Accts Rcvble	8/31/2012

*Includes two accounts sent to Vial Fotheringham for Collections in January - now totaling \$4530

HAPPY THANKSGIVING

The Activities Committee invites everyone to a "THANKSGIVING FEAST" on Thursday, Nov. 22 at 1:30 pm in the Clubhouse.

We will supply the turkey and dressing, so bring your favorite Thanksgiving dish and share with us.

There will be a sign-up sheet in the post office. If you can come, please sign and indicate what dish you will bring. (Dish not required to attend. Everyone welcome.)

Call the office by Wednesday if you need and would like home delivery. We can do it!

Any questions or suggestions contact me

Jodi Hawkinsjodi@aol.com Phone 541-603-2599 Activities Committee, Chair

Architectural Review Committee (ARC)

Action taken by your Architectural Committee in October. Your ARC committee responded to:

1. The CVPOC Board was advised about damage to the front fence (Spruce Street). The wood fence is owned by CVPOC but on Florence city property. The city property (sidewalk area) extends 2-3 feet beyond the fence toward owner's property. We need to clear the area of structures and/or attachments to the fence.
2. Complaints – (various) Five complaints were received and action taken. One of these complaints concerned leaning trees and action was taken. Thank you to all who complied or plan to comply where trees or shrubs are a problem.

Your neighbors do appreciate your efforts to make Coast Village a safe place. Reminder: Please allow extra time if you are building a fence or gate. These must pass ARC as well as the CVPOC board.

Dec. 2012 will mark the 17th year anniversary of the death of our former maintenance man, John Ferguson. John was killed by a falling tree while doing his job, taking care of Coast Village. Please care for your trees so we can prevent a similar tragedy.

Oregon law lists as "noxious weeds" English Ivy, butterfly bushes (except the seedless variety), and Scotch broom. (ODA effective 2/4/2010) For a complete list with pictures: <http://www.oregon.gov/ODA/PLANT/WEEDS/Pages/lists.aspx>

Please welcome back Chairman: Keith David Davidson.

- Submitted by Pat Rongey, Acting Chair

Minutes

COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETING
DRAFT MINUTES
October 20, 2012



CALL TO ORDER: The Board meeting was called to order by President Mary McGann at 10:00 am.

ESTABLISHMENT OF A QUORUM: The following Board members were present: Mary McGann, Jodi Hawkins, Susan Dukes, Diana Glasgow, Pat Rongey, Peg Mawhinney, and Chuck Dunlap.

READING OF THE MINUTES: Diana Glasgow made a correction to the September minutes to remove the extra word "costs" in the Maintenance Report. Peg Mawhinney made a MOTION to accept the minutes as corrected, Chuck Dunlap seconded. Motion passed.

MEMBERSHIP INPUT ON AGENDA ITEMS: None.

TREASURER'S REPORT: Diana Glasgow presented the Treasurer's report.

COMMITTEE REPORTS:

Activities Committee: Jodi Hawkins gave a report on the Neighborhood Watch and the potluck held on October 6th. About 25 people attended. The committee is planning a Village Thanksgiving Dinner for November 22.

Architectural Review Committee: Pat Rongey presented the ARC report.

CC&R'S & By-Laws Committee: John Mawhinney, Committee Chair, submitted the final proposed revised Rules & Regulations and recommended that the Board adopt them as submitted. Jodi Hawkins presented and updated the Rental Subcommittee report.

Communications Committee: No report.

Elections Committee: No report.

Facility Management Committee: Larry Phillips presented the committee report. The sound system additions were discussed and continued to be worked on. He also reviewed the completed and ongoing maintenance projects.

Financial Management Committee: Diana Glasgow presented the subcommittee reports.

Personnel Committee: Mary McGann presented the committee report. The committee has met and recommends that we continue to employ the additional custodial staff part-time through the end of this fiscal year and to permanently hire Toby Wenham.

MAINTENANCE REPORT: Submitted and reviewed by Frank Brooks.

OLD BUSINESS:

Peg Mawhinney made a MOTION to accept the report of the CC&R's & ByLaws Committee and adopt the proposed Rules and Regulations with the allowance for housekeeping changes such as grammar, terminology, outdated or otherwise missing language. Jodi Hawkins seconded. Motion passed unanimously.

Larry Phillips gave a report on the AdHoc Committee re: General Park Manager. He is gathering information for the committee to review.

Chuck Dunlap and Susan Dukes reported on the Task Force re: Area Directors. Susan Dukes made a MOTION that two Directors be assigned to each of three different areas to be representatives of those areas and a contact person for

members, and that the membership be informed by way of an article in the newsletter that the AdHoc Committee will provide. Peg Mawhinney seconded. MOTION passed unanimously.

Diana Glasgow reported on a planned new Village Records Retention Policy.

NEW BUSINESS:

Pat Rongey reviewed a letter sent by ARC to property owners that are on Spruce Street.

Mary McGann reviewed the information that she had gathered regarding liability insurance. Currently there is no requirement for individual owners to have a general liability insurance policy.

Mary McGann made a request for reimbursement. Peg Mawhinney made a MOTION that Mary be reimbursed the \$30 cost of attending the HOA lunch workshop in Portland. Pat Rongey seconded. MOTION passed unanimously.

Diana Glasgow presented the revised operating budget for Fiscal Year Ending 06/30/13. Susan Dukes made a MOTION to adopt the adjusted budget as submitted by the Financial Management Committee. Jodi Hawkins seconded. Motion passed unanimously. Diana also reviewed the 1st Quarter Balance Sheet and Statement of Revenues and Expenses by Fund.

Mary McGann reviewed the information gathered to date regarding the Tenant Screening Resolution wording and recommended that we hire the HOA attorney to re-write it. Peg Mawhinney made a MOTION to send the current tenant screening resolution to attorney Greg Coxe for review and updating. Susan Dukes seconded. After discussion Peg withdrew the MOTION and the issue was DEFERRED to the November meeting.

GOOD OF THE ORDER: Mary McGann announced that 28 lots are possibly affected by the Siuslaw Estuary Project and will be receiving a letter from the City of Florence notifying them of scheduled meetings that they may be interested in attending.

EXECUTIVE SESSION: At 11:55am Susan Dukes made a MOTION to go into Executive Session to discuss maintenance staffing. Seconded by Peg Mawhinney and unanimously passed. The Board reconvened after Executive Session at 12:02pm.

Diana Glasgow made a MOTION that the Board approve the permanent hire of Toby Wenham full-time, with an increase in pay beginning December 01, 2012, and fully paid health insurance. Jodi Hawkins seconded. MOTION passed unanimously.

Diana Glasgow made a MOTION that the Board approve the hire of RayLynn Berning for up to 30 hours per week giving her a wage increase beginning December 01, 2012, and to continue through the end of this fiscal year. Jodi Hawkins seconded. MOTION passed unanimously.

Peg Mawhinney made a MOTION that Jodi Hawkins be appointed as the Activities Committee Chair. Pat Rongey seconded. MOTION passed unanimously.

ADJOURNMENT: Jodi Hawkins made a MOTION to adjourn the meeting. Seconded by Chuck Dunlap. Meeting adjourned at 12:15pm.

Mary McGann, President

Susan Bladorn-Dukes, Secretary