

COAST VILLAGE REPORTER

FEBRUARY 2013

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

VOLUME 17 ISSUE 2

CVPOC

Board of Directors

2012-2013

Jodi Hawkins (541) 603-2599
President

Diana Glasgow (541) 997-8594
Treasurer

Susan Dukes (541) 673-1468
Secretary

Pat Rongey (541) 603-5730
Director

Charles Dunlap (541) 999-4699
Director

FROM the ACTIVITY COMMITTEE



Things are getting exciting around here -- At the January meeting the Board approved the use of the old pool/patio area for a Community Garden. We have one objective here and that is *building community -- getting to know one another and having fun working together.*

The garden will be available to all residents of Coast Village. There is a sign up sheet in the mail room and in the office to indicate your interest. Please take a moment to stop by and sign up or come to Activity Committee meetings. Snowbirds are welcome to call in their interest. The next meeting will be Wednesday, February 6th at 1:00 pm in the Clubhouse after the weekly Employee Appreciation Lunch (see below). Bring your ideas and your gardening knowledge. We need you.

If you don't have gardening experience but like to eat fresh vegetables come to the garden (and to the meetings). There will be experts there to give you a hand and by next year you will be the expert. Charlotte Frye and Sharon Moores have given us a portable greenhouse so that we could start seedlings and be ready to plant this spring. Others have donated organic seeds, materials, and dirt. We now have a barbecue grill and a fancy smoker in the patio area (donated by Georgette Winther) that we all can use. THANK YOU!!!!!!

We would like to give a very big thank you to our Committee Members: Charlotte Frye, Sharon Moores, Gene & Carlla Van de Vyver, Milly Allen and Paula Harrison for your time and effort in stepping up and making our community a better place to live.

Every Wednesday the Activity Committee holds an appreciation luncheon for the Village Maintenance and Office staff to thank them for all they do for us. Come join us! For additional information please contact Jodi Hawkins 1-541-603-2599.

--Submitted by Jodi Hawkins

BOARD MEETING

*Saturday, February 16, 2013
10 am Clubhouse Lounge*

NEXT SCHEDULED BOARD MEETING

*Saturday, March 16, 2013
10 am Clubhouse Lounge*

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
(541) 997-3583*

*Website:
www.coastvillageflorence.com
FAX line: 541-902-0103*



COMMUNITY GARDEN FUNDRAISER DINNER

Saturday, February 23, 2013

5:00 pm in the Clubhouse

Menu to be Posted

Suggested Donation

\$5-\$7

FRANK'S



CORNER

The beautiful weather of mid January, although cold, has allowed us to easily accomplish a lot of roadside trimming and clean up. We've also been doing a lot of research this month on our sewer pump stations. There are several reasons for the high interest, the first being the age of the sewer system (over 40 years). Some of the controllers and pumps are that old, as are the holding tanks that hold the sewage until it's pumped up to gravity flow level. The watershed protection folks from the Siuslaw Estuary Partnership brought a focus "light" on to the Munsel Creek side channel (that runs through the park from lot #93/94 Outer Drive and #87/88 Outer Drive through #83 and #102 Manzanita and across #119 and #124 Sailor Lane, then leaves the park across lot #140 Outer Drive) with the concern of maintaining this channel for fish habitat. This directly affects what can be done on these lots and requires us to attend to any negative effects Coast Village is having on the Estuary's water quality. The fact that we have three sewer lift stations in close proximity to the Munsel Creek side channel brings great concern for the corporation. Can we maintain them there or do they have to be moved? Due to their age are they leaching into the ground water? And many other questions. The easy answer is that we can maintain their location but that they will have to be replaced in the not too distant future. We are going out for bids and hope to present the bids at the February Board meeting.

The Financial Management Committee is looking closely at this with the Maintenance Staff and believe that the Reserve Fund balance is adequate to cover replacement costs without a Special Assessment on members. There are a total of five sewer lift stations and they are all scheduled on the CVPOC 5-Year Plan to be replaced over the next four years.

The Board passed a motion at the January meeting to develop raised beds (over the filled pool area) for garden plots for those interested in growing vegetables and herbs. There is a sign up list in the office.

In February we will be doing water pressure checks again which will cause short term water interruptions. So please bear with us -- we'll only take as long as necessary.

February brings Valentines Day, Ground Hog Day, and Presidents Day celebrations.

From the Staff: We will be off the 18th for Presidents Day (no trash). **Have a great month!!**

-- Submitted by Frank Brooks, Maintenance Supervisor

From The President's Corner

Greetings to fellow residents and owners of Coast Village --

My first month of serving as your President has begun. My thoughts are of those who have taken on this task over the years and given us their most precious gift -- "their time."

Mary Mc Gann has been our president for the past one and one half years. She has given her best to us and we appreciate every hour she worked to make Coast Village a better place. She did not seek out this job; she stepped up to fill a need when asked to do it. I hope that we will follow her example and give back to our community. Thank you, Mary, for your precious time.

Peg Mawhinney has served on the Board for one and one half years, part of that as Board Secretary. She has contributed many hours on projects that impact all of us. The pool comes to mind, with everyone having strong opinions on both sides of the issue. This is no easy job, and remember, we *are* volunteers. Thank you, Peg, for your precious time.

Coast Village has been a work in progress since the 1970's. When reading the minutes of Board Meetings from past days, it is hard to tell the difference from issues of today. I was reminded that all those who have served came with good ideas and hopes to give a voice to everyone. No one came with the intention of causing harm.

In closing, one more name, Chris Lampropulos, comes to mind. This neighbor gave ten years serving as Coast Village President. Among other things he fought local druggies and motorcycle gangs and had to rely on the police for intervention. The stories go on and on. Thank you, Chris. We will miss you.

Looking forward to working with you all.

Submitted by Jodi Hawkins, our new Coast Village President



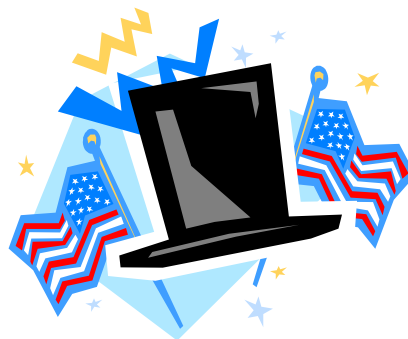
FEBRUARY 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 GAMING FRIDAY 1-4 PM LOUNGE	2
3 PUZZLE SUNDAY 1-4 PM MAIL ROOM	4 GARBAGE PICKUP	5 STITCH N B**CH TUESDAY 1-4PM LOUNGE AGENDA ITEMS DUE	6 ACTIVITY COMMITTEE - GARDEN MEETING 1 PM LOUNGE	7 CHAMBER ENSEMBLE 3:00-5:00 BINGO 6 PM LOUNGE	8 GAMING FRIDAY 1-4 PM LOUNGE	9
10 PUZZLE SUNDAY 1-4 PM MAIL ROOM	11 GARBAGE PICKUP	12 STITCH N B**CH TUESDAY 1-4PM LOUNGE	13	14 CHAMBER ENSEMBLE 3:00-5:00 ARC MTG 4 pm BINGO 6 PM	15 GAMING FRIDAY 1-4 PM LOUNGE METER READING	16 BOARD MEETING 10 am Clubhouse Lounge
17 PUZZLE SUNDAY 1-4 PM MAIL ROOM	18 <u>NO GARBAGE PICKUP</u> PRESIDENT'S DAY STAFF HOLIDAY	19 GARBAGE PICKUP STITCH N B**CH TUESDAY 1-4PM LOUNGE	20 DEADLINE FOR NEWSLETTER	21 CHAMBER ENSEMBLE 3:00-5:00 BINGO 6 PM LOUNGE	22 GAMING FRIDAY 1-4 PM LOUNGE	23 Community Garden Fundraiser Dinner 5:00 pm
24 PUZZLE SUNDAY 1-4 PM MAIL ROOM	25 GARBAGE PICKUP	26 STITCH N B**CH TUESDAY 1-4PM LOUNGE	27	28 CHAMBER ENSEMBLE 3:00-5:00 ARC MTG 4 pm BINGO 6 PM		



HAPPY BIRTHDAY

Larry Phillips 14th
Kathy Austin 17th
Diana Phillips 18th



TREASURER'S REPORT for Month Ended December 31, 2012

	<u>6/30/2012</u>	<u>11/30/2012</u>	<u>12/31/2012</u>	<u>December Net Change</u>	<u>FY 2012-13 Year Change</u>
Bank Account Balances					
Operating Fund Account	\$ 65,975	55,164	64,931	\$ 9,767	\$ (1,044)
Reserve Fund Account	183,422	214,736	221,004	\$ 6,268	\$ 37,582
Total Funds in Bank	\$ 249,398	269,900	285,935	\$ 16,035	\$ 36,537

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>		
\$	5,296	\$ 748	\$ 3,947	\$ 9,992	Total Accts Rcvble	12/31/2012

*Settlement amount of \$2222.48 was received on one past due account on Jan 3, 2013

Water Consumption in Gallons per Day

% of prior yr's usage	82%	86%	112%	84%	90%
			* two leaks this month		
Meter Read Dates	7/19-8/17/12	8/17-9/17/12	9/17-10/17/2012	10/17-11/14/2012	11/14-12/17/12
FY 2012-2013 gal/day	24,772	27,133	21,320	10,021	9,663
Meter Read Dates	7/15/11-8/17/11	8/17-9/15/11	9/15-10/19/11	10/19-11/16/2011	11/16-12/20/2011
FY 2011-2012 gal/day	30,274	31,442	18,960	11,883	10,716

As can be seen from the above, CVPOC cash flow continues to be good and the Reserve Fund, so important as a cushion against unplanned assessments, continues to grow. As Treasurer, I continue to closely and frequently review the accuracy of our accounting record keeping and work with the Budget Committee, staff and the Board to monitor our financial status as planned for in both the Operations Budget and the 5 Year Plan. We meet all our expenses on time or early, and as most of you know we have NO long-term debt.

As I reported at the January Board meeting, our Operating Budget for the first six months of the fiscal year (July - Dec 2012) is \$7,082 under Budget (to the good). This is very good news as we had seen so many projected cost increases back at the beginning of the fiscal year in July that we did have some concerns. We budgeted for more Maintenance work-hours and the results of those additional hours is obvious around the Village and on impressive list of "additional projects" already completed by staff this year. As you will see in the Board Minutes, we requested reclassification in some budget categories to re-distribute funds to actual needs and keep our "balanced budget". We wanted to assure Maintenance staff that the Board supports their increased activity with an increase in funds for needed supplies to complete those projects. As you can read in Frank's Corner, we are closely watching the need for refurbishing and/or complete replacement of our 5 sewer pump stations and are happy that it appears that we will be able to keep those costs within reason without dangerously depleting the Reserve Funds.

Please don't hesitate to contact me if you have questions or wish additional financial information or reports.
Thank you.

-- Submitted by Diana Glasgow, Treasurer

SIUSLAW ESTUARY PARTNERSHIP

City of Florence staff have scheduled a meeting with property owners and interest groups to take place February 28, 2013. They are still on track for the City Council to initiate the Comprehensive Plan and Code amendments in March. Proposed meeting times and date are listed below, but have not been finalized by the Partnership as we go to press. Please watch the bulletin board in the Mail Room for updates.

THURSDAY, FEBRUARY 28, 2013
COMMUNITY STAKEHOLDERS: 5:00-6:30 pm
ELECTED OFFICIAL STAKEHOLDERS: 6:40-8:10 pm

In Memory of Chris Lampropulos

Chris lived in Coast Village for almost three decades, was on the Board of Directors for 14 years and served as President for 10 years. Chris passed away in November of 2012.

Chris grew up and lived most of his life in Klamath Falls where he met and married Ann and raised a son and daughter while working in several different industries, the grocery business, timber industry, drove ambulance, and finally as a printer in the local newspaper where he retired. Upon the death of his father, (some years before his retirement) he took on the indebted apartment complex owned by his parents. Despite working full time with the paper, he was able to maintain the complex and turn it around for a modest profit for all his siblings when sold at his retirement.

Sometime in the early eighties Chris and Ann bought the Coast Village lot across from the maintenance office, lot 209 Rhody. In early 1986 they sold that lot and bought lot 79 Manzanita, then had the ramada built over it. The park during that time was privately owned by two different owners and run by two different methods. Along into the second ownership Chris and Ann moved into Coast Village on a full time basis and saw the transition from private ownership to home owners association (HOA) with all the teething problems that brought. In 1993 he was elected to the Board of Directors of Coast Village Property Owners Corporation (CVPOC) to assist in the Village's direction. In 1996 he was elected as Vice President and in early 1997 he was elected President, in which capacity he was re-elected annually until he declined to run for the 2006/2007 year. In 2010 he was asked to serve again and did so for one more year, for a total of ten years as Coast Village's President.

Through those years he tirelessly strived to improve Coast Village's appearance and reputation within the city. He fought to improve the units (trailers), deal with illegal drug users, keep dues collection in control and work with the employees. For a while Chris (and other owners) actually volunteered to clean the facilities and park in general, because of the lack of funds to hire staff. His efforts have been both a direct and indirect influence on Coast Village's over all appearance and financial status. He took it upon himself to be the collection committee and by his efforts collected 99% of outstanding monies owed the organization including the two assessments (one for the purchase and the second for creation of Spruce Street and the fence) and ensured that the other 1% was collected through legal action. He was instrumental in such improvements to the common area as the new east side entry and parking area, the updated shower and bathrooms in the main clubhouse as well as the repaving of the east side roads, the maintenance shop enclosure, clubhouse and pool area surface water drainage, installation of north boundary and partial south boundary fence for the east side, as well as the south boundary and west boundary fence for the west side to mention but a few projects.

Chris's type of dedication to this organization was sorely needed and he stepped up.

Chris, you will be much missed.

Written by Frank Brooks

NOTICES

- ◆ **Facility Hours:** Winter hours for the clubhouse, laundry room & mailroom are 7am-8pm.
- ◆ **Meter Reading:** Park electrical meters will be read this month beginning Friday Feb. 15.
- ◆ **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.

**COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETING
DRAFT MINUTES
January 19, 2013**

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

ESTABLISHMENT OF A QUORUM: The following Board members were present: Mary McGann, Jodi Hawkins, Susan Dukes, Diana Glasgow, Pat Rongey, and Chuck Dunlap. Peg Mawhinney resigned on January 8, 2013.

AGENDA APPROVAL: Susan Dukes made a MOTION to accept the agenda as submitted. Chuck Dunlap seconded. Passed unanimously.

MEMBERSHIP INPUT ON AGENDA ITEMS: None.

READING OF THE MINUTES: Jodi Hawkins made a MOTION to accept the minutes as submitted. Pat Rongey seconded. Passed unanimously.

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

COMMITTEE REPORTS:

Activities Committee: Jodi Hawkins presented the Activities Committee report. Jodi Hawkins made a MOTION that the large pool/patio area be made into a community garden and be made available to the Village residents and use the lumber already purchased for the pool infill to construct raised beds. Chuck seconded. Passed unanimously. No CVPOC funds will be spent. The Activities Committee fundraisers will fund it.

Architectural Review Committee: Keith Davidson submitted and presented the ARC report.

CC&R'S & By-Laws Committee: No report. Jodi Hawkins submitted and presented the Rental Subcommittee report. Less than 10% of the total lots are currently rented.

Communications Committee: No report.

Elections Committee: No report.

Financial Management Committee: Diana Glasgow submitted and presented the subcommittee reports.

Facility Management Committee: No report.

Personnel Committee: Mary McGann gave a verbal committee report.

MAINTENANCE REPORT: Frank Brooks gave a report. He reviewed the status of the sewer pump stations. He has been working on bid solicitation specs with Tim Walls and the Facility Management Committee for the repair/replacement of sewer pump stations. He is also investigating options to accomplish the repairs. He submitted a 2012-13 Maintenance Task list, which is continually updated.

OLD BUSINESS: Susan Dukes submitted and presented a report on the Records Retention Ad Hoc Committee.

NEW BUSINESS: Mary McGann announced that she has resigned her Director and President position as of the end of January 2013. She presented a verbal President's report. Her report included the Board decision to give each employee a \$100 gift certificate for Christmas.

Diana Glasgow made a MOTION to nominate Jodi Hawkins as President to serve the remaining President's term ending July 2013. Susan Dukes seconded. Passed unanimously.

The Board then discussed the procedure for replacing the two vacant Board positions. Owners are invited to make written application to the CVPOC office showing their interest in being elected to the Board. A form for declaration of interest will be sent out in the next newsletter (see page 8). Elections are planned to be made at the February 2013 Board meeting.

Diana Glasgow presented and reviewed six month financial and budget reports. The Budget Committee recommends, and Diana Glasgow made a MOTION, to make adjustments to our current budget by moving \$2,500 out of the Projected Bad Debt Loss account budget, \$1,500 from Legal and \$1,000 from Propane and increasing the Maintenance Supplies budget by \$2000 and the Park Repair and Maintenance budget by \$3,000, resulting in a net zero change and a still balanced Operations Budget. Jodi Hawkins seconded. Passed unanimously. Diana Glasgow also submitted and reviewed the current 5 Year Plan for the Reserve Funds Major Maintenance and Replacement Account.

CORRESPONDENCE: Mary McGann reported that we have received correspondence regarding Alice McMullen's fall on Spruce Street and Board members have received copies of that correspondence.

GOOD OF THE ORDER: Diana Glasgow reported that she had followed up on reported problems accessing the CVPOC website. She contacted our website provider and they assured us that there is no problem on our end. They advised those who are having trouble to use a different browser or to delete the "cookies".

Susan Dukes reported that the Pool Sub-committee was still in effect.

Jodi Hawkins reported that the Neighborhood Watch will be meeting on January 26, 2013 at 4pm with a speaker and Potluck dinner at 5pm. Thursday evenings at 6pm nickel Bingo is being played in the clubhouse.

ADJOURNMENT: Jodi Hawkins made a MOTION to adjourn the meeting. Pat Rongey seconded. Meeting adjourned at 11:15 am.

Mary McGann, President

Susan Bladorn-Dukes, Secretary

CVPOC has two openings on the Board of Directors as of 1/31/2013 and invites qualified candidates to use this form to notify the Board of your interest in serving an interim term as director until the next annual elections are held in June 2013.

DECLARATION OF INTEREST TO SERVE AS A CVPOC DIRECTOR

Requirements for candidates:

- Must be a member in good standing. All dues, assessments, and CVPOC electric bills (if applicable) must be current. (Bylaws § 4.5.a)
- Must be an owner of record of a lot in Coast Village and have proof of ownership on file in the Coast Village office or proof must be provided at the time of filing. (Bylaws § 4.5.a; ORS 94.639) **Check appropriate box below.**

<input type="checkbox"/> Proof of ownership on file in CVPOC office.
<input type="checkbox"/> Proof of ownership provided with declaration.

- Must be willing and able to attend all regular and special board meetings.

PLEASE SIGN AND DATE

.....
I hereby declare my interest in serving on the CVPOC Board of Directors.

NAME (please print): _____

ADDRESS (mailing): _____

CVPOC LOT NO.: _____

TELEPHONE NO.: _____

E-MAIL: _____

BACKGROUND (Please be specific. Take time to tell us who you are!):

(Use the back of this paper if additional space is required)

REASONS FOR RUNNING FOR THIS POSITION:

(Use the back of this paper if additional space is required)

SIGNATURE: _____ **DATE:** _____

Declarations may be delivered to the CVPOC office, faxed (541-902-0103), e-mailed to (coastvillage@qwestoffice.net) or mailed to “CVPOC Elections Committee, 55 Outer Drive, Florence, OR 97439” to arrive by 3:00 p.m. on Friday, February 15, 2013.