CVPOC BOARD OF DIRECTORS MEETING
October 18, 2008

Call to Order: The CVPOC Board of Directors Meeting was called to order on October 18, 2008 at 10:00 a.m. by President Dean Cullop. A quorum was present consisting of the following directors: Ginger Anderlohr, Denise Crowe, Charles Dunlap, Nelda Graf, and Melba Reinke.

Reading of the Minutes:

- Ginger Anderlohr made a motion to accept the September 20, 2008 Board of Directors meeting minutes as written. Melba Reinke seconded the motion, which was approved unanimously.

Treasurer's Report: The Treasurer's Report for the month ended September 30, 2008, as presented by Treasurer Melba Reinke, showed the following:

Operating Account:	$72,973.56	Total Current Assets:	$190,650.11
Reserve Account:	$32,103.78	Total Assets:	$675,861.73
Mjr Mnt/Rlcmt Acct:	$57,225.15	Accts Receivable:	$ 24,365.51

Ms. Reinke reported a 2008-2009 first quarter profit and loss net income of $4,266.20 in operating (excluding depreciation), and stated the first quarter budget report shows income under budget by $1,064 and operating expenses under budget by approximately $13,100. Ms. Reinke indicated this as a positive outlook at this point, but that allowances must be considered for the water/sewer bill, paid once during the first quarter. Ms. Reinke also mentioned that when the pools are closed, propane expenses decrease considerably; and the overall outlook appears stable.

Committee Reports:

Activity Committee: Shirley Shotwell reported the committee provided coffee and cookies prior to the board meeting.

***ARC Committee*:** Chair David Craddock reported for mid-September through mid-October 2008: approved a porch on Horseshoe Bend; approved a retaining wall on Outer Drive; approved a 10x12 shed on Village Drive; approved placement of a park model on Outer Drive; approved placement of a trailer on Sailor Lane; issued a stop work order on a project on Rhody Loop.

Board Member Training: Dean Cullop reported that a training session for board members is scheduled for October 23, 2008 at 6:30 p.m. and CV members are invited to attend.

Building and Grounds Committee: Melba Reinke reported for Chair Ellen Templar: 1) Pool - A meeting was held with Tim Neely (Emerald Pools) and Mike Remboldt (K.A. Engineering). Professional opinion (Mr. Neely, Mr. Remboldt, and previous opinion issued by another engineer) indicates some soil instability under the pool has caused the structural breach, but it is believed the pool is salvageable. Exploration of the actual problem to determine what repairs are needed is proceeding, with portions of the pool floor and wall being removed and soil samples taken. Mr. Neely continues as consultant, free of charge. Since the drain portion of the pool flooring is being removed as part of the exploration, the cost estimate for the installation of a new drain to meet mandatory compliance per the Virginia Graeme Baker Act will be considerably less than previously stated; also the soil analysis process will be less expensive as the engineer can utilize the openings instead of needing to make core drillings. 2) Clubhouse projects - The breezeway and office projects are near completion with minor, unanticipated requirements being met. 3) Spruce Street fence - A wood preservative product that may possibly be used during the rainy season is being investigated. 4) Due to a temporary loss of maintenance staff due to illness, 2 or 3 small projects have been tabled. Maintenance staff is doing an excellent job keeping up with the multiple tasks and working on major projects.

Bylaws Committee: Chair Ginger Anderlohr reported she had scheduled a meeting and invited members, Board of Directors members, and personnel, and nobody showed up, so no meeting was held.

Collections Committee: Dean Cullop reported that liens were recently filed against two lots in the Village with past due accounts.

New Member Orientation: Dean Cullop reported that 34 invitations were mailed to all owners new to Coast Village within the last two years to invite them to attend an orientation for new members held on October 2, 2008. Four members attended.

Policies and Procedures Committee: Committee member Denise Crowe reported a meeting was held the first week in October. The committee is reviewing polices and procedures with some recommended changes to possibly be presented to the board in November.

Website Committee: Ginger Anderlohr requested the agenda be posted on the website prior to board meetings.
Budget Committee: Melba Reinke, Chair, reported the committee met on October 16 to discuss disposition of surplus funds in the operating account at 2007-2008 year end, with a committee recommendation that the Board of Directors be asked to approve the transfer of $40,000 from the Operating Account to the Major Maintenance and Replacement Account to be designated for future projects to be outlined in the Five-Year Plan.

Maintenance Report: Maintenance Supervisor Frank Brooks presented the board with the personnel schedule and projects list for November 2008. Mr. Brooks reported: Frank Sinclair may be returning to work on October 20, provided he has been issued a medical release; maintenance worked on the large pool to drain it and chip out portions of the floor and wall for assessment of the underlying problem; continued work on the new office and breezeway projects, including additional requirements; re-channeled surface water due to a backup on Outer Drive near Lot 93; removed a portion of the old walkway near the new office to accommodate the installation of a fence around the electrical transformer near the clubhouse by Central Lincoln, and performed other maintenance related duties.

Old Business:
1) ***Swimming Pool Drains:*** Discussion was held regarding the requirement to upgrade the main drains in the CVPOC swimming pools to be in compliance with new federal legislation, the Virginia Graeme Baker Pool and Spa Safety Act.
- Ginger Anderlohr made a motion to install the new federally mandated main drains in the small pool as soon as possible, at a cost not to exceed $4,000, with the preparation work to be completed by maintenance. The motion was seconded by Melba Reinke and passed unanimously.

The federally mandated main drains issue for the large pool was tabled.

New Business:
1) ***November Turkey Dinner:***
- A motion was made by Melba Reinke to approve a request to hold a "Traditional Turkey Dinner" on Sunday, November 16, 2008 at 5:00 p.m. in the clubhouse lounge. The motion was seconded by Nelda Graf and passed unanimously.

2) ***Map Your Neighborhood Presentation:***
- Denise Crowe made a motion to approve the use of the clubhouse from 6:00 p.m. to 8:00 p.m. on Monday, October 27, 2008 for CERT to show a DVD concerning a new emergency preparedness program called Map Your Neighborhood. The motion was seconded by Ginger Anderlohr and passed unanimously.

Good of the Order:
1) Dean Cullop reminded members "The Invasion of the Smoke Alarm" campaign sponsored by the fire department, originally scheduled for October 11, was postponed until October 25. Mr. Cullop mentioned flyers were posted around the village to notify members, as the change in schedule came too late for publication in the October newsletter.
2) A member expressed concerned that an ARC project application, denied by the ARC Committee, was not placed on the October agenda for board consideration. Board members explained that it is the lot owner's responsibility to contact their Sector Director to submit their request for the Board of Directors meeting agenda per the CVPOC ARC Policies and Procedures.

Adjournment: A motion was made by Denise Crowe at 11:20 a.m. to adjourn the meeting. Nelda Graf seconded the motion, which passed unanimously.

Denise Crowe
Denise Crowe, Secretary

11/26/08
Date

Dean Cullop
Dean Cullop, President

11.26-08
Date