

CVPOC BOARD OF DIRECTORS MEETING

February 21, 2009

Call to Order: The CVPOC Board of Directors meeting was called to order on February 21, 2009 at 10:00 a.m. by President Dean Cullop. A quorum was present, consisting of the following directors: Jacquie Beveridge, Larry Beveridge, Denise Crowe, Richard Duske, Nelda Graf and Melba Reinke.

Reading of the Minutes: Jacquie Beveridge made a motion to accept the minutes of the January 17, 2009 Board of Directors meeting as presented. Richard Duske seconded the motion, which was approved unanimously.

Treasurer's Report: The financial reports for the month ended January 31, 2009, as presented by Treasurer Melba Reinke, showed the following:

Operating Account:	\$ 43,848.64	Accts Receivable:	\$ 28,292.92
Reserve Account:	\$ 32,209.15	Total Other Current Assets:	\$ 24,956.69
Mjr Mnt/Rlcmnt Acct:	\$104,049.35		

Mrs. Reinke reported: the profit and loss budget vs. actual income and expenses continues to indicate that CVPOC financial conditions remain stable. Accounts Receivable have dropped somewhat, which is a good sign. Accounts Receivable are monitored carefully and prompt follow up is part of office procedure.

- A motion was made by Larry Beveridge that the Treasurer submits the narrative report, for inclusion in the directors' board books with the financial reports, for the directors' review prior to the board meetings. Denise Crowe seconded the motion, which passed unanimously.

Committee Reports:

ARC Committee: Chair David Craddock reported approval of a construction project at 29 Easy Street.

Collections: Chair Larry Beveridge reported several collection letters were sent out last month and the owners have made payment.

- Larry Beveridge made a motion to contact Attorney Richard Vial's office through Mr. Nicholson to determine Mr. Vial's availability for an upcoming trial for a foreclosure, and to provide him with any necessary information. Denise Crowe seconded the motion, which passed unanimously on a roll call vote.

Website Committee: Chair Cal Crowe reported he will put an article in the March Coast Village newsletter notifying members about placing classified ads on the Coast Village Website.

Maintenance Report: Maintenance Supervisor Frank Brooks presented the board with the personnel schedule and projects list for March 2009. Mr. Brooks announced he will take vacation March 11 through March 25. Mr. Brooks reported: a buildings inspection was done in January and maintenance hopes to complete all items mentioned by the end of March; the small pool drain was installed and the City of Florence contacted to request dispensation for the water used to refill the pool; the front gate memorial bench was repaired and set back in place; maintenance removed some potentially dangerous trees from Coast Village common areas; arranged for an update to the electric service at CV Lot 12 due to a recent requirement by Central Lincoln; and reported on a number of other projects, repairs and maintenance completed over the past month.

Old Business:

1) Large Pool:

- Larry Beveridge made a motion to have the Pool Committee get two more bids, for a total of three, for the large pool repair or replacement. Melba Reinke seconded the motion, which passed unanimously on a roll call vote.

2) Old Office Building Utilization: A draft letter prepared by Ellen Templar to the CVPOC membership requesting their input for utilizing the old office building was presented to the board.

- A motion was made by Jacquie Beveridge to present the letter written by Ellen Templar to the membership in the next newsletter with some suggested wording changes. The motion was seconded by Denise Crowe and passed on a roll call vote with four yeas and two nays (Richard Duske and Melba Reinke).

3) Lots 11 & 12 (Previously Lot 12 Rental): Larry Beveridge presented research results regarding zoning and other related issues concerning CVPOC owned Lots 11 and 12, as requested by the board for consideration of

continuing to rent out or to sell the lots.

- Larry Beveridge made a motion that Coast Village retains ownership of Lots 11 and 12. Richard Duske seconded the motion, which passed unanimously.
 - Jacquie Beveridge made a motion that a copy of the motion to retain ownership and the February 21, 2009 minutes be placed in the files for Lots 11 and 12 so it will be easy to access the information in the future. Larry Beveridge seconded the motion, which passed unanimously.
- 4) **Reserve Study:** Melba Reinke announced that a buildings inspection was completed for the reserve study and results indicated the common area buildings are in good shape.

New Business:

1) ***Clubhouse Reservation:***

- Jacquie Beveridge made a motion to approve a request by a Coast Village member to reserve the clubhouse for Sunday, July 5, 2009 from 9:00 a.m. to 5:00 p.m. Denise Crowe seconded the motion, which passed unanimously.

2) ***Key Pad (Code) System for Entry Gates:***

- Denise Crowe made a motion to upgrade the entry gates with a digital key pad at a cost of \$1,518, installation to be completed by Overhead Door. Jacquie Beveridge seconded the motion, which passed unanimously.

3) ***Courtesy Card for Service Business:*** Item withdrawn.

4) ***Webpage Renewal:***

- Denise Crowe made a motion to approve renewal with the provider of the Coast Village webpage for another year at a cost of not more than \$250 for the year. Jacquie Beveridge seconded the motion, which passed unanimously.
- Richard Duske made a motion to place financial information on the Coast Village website, accessible to members only by using password code protection. Larry Beveridge seconded the motion, which passed unanimously.

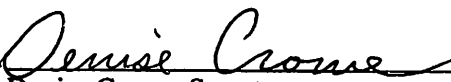
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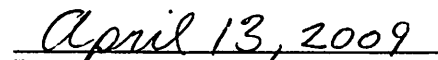
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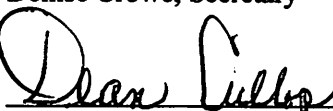
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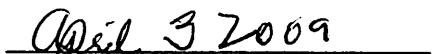
- 1) A member who regularly monitors the recycle bins spoke about items found in the bins that are not recyclable and asked that persons refrain from placing such items in the bins. The member will prepare an article for the newsletter to address the issue.
- 2) A member suggested holding an event to celebrate the history of Coast Village and expressed her willingness to organize the event.
- 3) Dean Cullop announced a contest sponsored by Dreyer's Ice Cream for a chance to win a neighborhood ice cream block party.
 - Larry Beveridge made a motion that Jude Craddock be in charge of organizing a Coast Village history celebration event in combination with entry into the Dreyer's ice cream block party contest. Denise Crowe seconded the motion, which passed unanimously.

Adjournment: A motion was made by Jacquie Beveridge at 11:40 a.m. to adjourn the meeting. Larry Beveridge seconded the motion, which passed unanimously.


Denise Crowe, Secretary


Date


Dean Cullop, President


Date