CVPOC Board of Directors Meeting
May 17, 2008

Call to Order: The CVPOC Board of Directors meeting was called to order May 17, 2008 at 10:00 a.m. by Acting President, Richard Duske. A roll call was taken. A quorum was present consisting of the following Directors: Denise Crowe, Dean Cullop, Georgia Dame, Nelda Richmond-Graf, Ellen Templar and Melba Reinke.

New Board Director: Richard Duske seated newly elected Director, Georgia Dame, representing the Southwest Sector.

Reading of the Minutes: Dean Cullop made a motion to approve the April 19, 2008 Board of Directors meeting minutes as presented. The motion was seconded and passed unanimously.

Treasurer's Report: Treasurer, Melba Reinke presented the following financial report as of April 30, 2008:

Operating Acct.:	$88,941.77	Accounts Receivable:	$ 20,644.35
Reserve Acct.:	$31,966.56	Total Current Assets:	$ 195,514.24
Mjr Mnt/Rlpmnt Acct.	$57,387.95		

Ms. Reinke further reported: comparing the profit and loss for April, the operating account indicates a minus net income in April due to the water/sewer bill, which is paid every other month. March net income was over in comparison - the difference basically being the water/sewer bill. The profit and loss statement for July 2007 through April 2008 reflects total net income of $46,459.29 for the operating account. Breezeway and office remodel expenses to May 15, 2008 are at $9,992.58. When the project is completed, with all expenses calculated, a motion will be brought before the board to transfer funds from the major maintenance and replacement account to the operating account to clear this project. Budget percentages indicate income at 90 percent and expenses at 73.7 percent with just two months remaining in this fiscal year, a very good outlook.

Committee Reports:

- ***Activity Committee:*** Shirley Shotwell reported: on May 3 the committee held a Saturday coffee hosting event called "Meet & Greet" with over 40 people in attendance. The Activity Committee raised over $45. Several people brought homemade goodies for the event. Ms. Shotwell reminded everyone of the June 7 yard sale and open house, with six individual tables reserved and six open house participants for private home and lot sales in Coast Village. The money for the yard sale will be going towards laundry room improvements. Ms. Shotwell also announced a Coast Village dance on Sunday, June 29 as a fund raiser for piano maintenance.
- ***Architectural Review Committee:*** Chair, David Craddock, reported approval of a temporary vehicle cover at 185 Huckleberry Lane.
- ***Budget Committee:*** Chair, Melba Reinke, reported the Budget Committee will be convening before the June board meeting to review, analyze, and prepare the budget for the 2008-2009 fiscal year, anticipating presentation of the budget at the June meeting.
- ***Buildings & Grounds Committee:*** Chair, Ellen Templar, reported the breezeway remodel and office remodel projects are moving right along with city permits in order and volunteers working very hard to complete the project relatively soon.
- ***Collections Committee:*** Chair, Richard Duske, reported there are three delinquent accounts for a total of $2,793.80, with a lien filed against one of the properties and liens scheduled to be filed against the other two in the near future, unless accounts are paid. A lien was filed against the

property of a fourth delinquent account, with the board considering foreclosure in June. The Coast Village attorney is working on another delinquent account and expects to file for foreclosure within the next couple of weeks. Coast Village received $1,392.31 in April and early May for delinquent amounts owed, bringing two previously delinquent accounts current and a third one near current.

- ***Elections Committee:*** Linn Duske read a statement for the Elections Committee: declarations for the Southwest and Northwest Sector Directors were mailed on April 25 with a return date of May 5. One declaration was returned for the Southwest Sector, none for the Northwest Sector. Ballots were mailed on May 6 and returned on May 15. Eight ballots were returned with six valid and two invalid. Georgia Dame was elected as the Southwest Sector Director.
- ***Website Committee:*** Chair, Cal Crowe, presented the board with a draft classified ad form for members wanting to advertise on the CVPOC website. Mr. Crowe requested the board to review the form for discussion at the June 2008 board meeting.

Maintenance Report: Maintenance Supervisor, Frank Brooks, presented the board with the personnel schedule and projects list for June 2008. Mr. Brooks reported finishing new signs for the clubhouse and laundry/mailroom buildings; removed diving board from the large pool; completed designs for a City of Florence building permit for the breezeway and office remodel projects; assisted with the annual water backflow device inspection required by the City of Florence, which passed; cleaned gutters; continuous roadside trimming work; replaced a broken dryer; assisted with a power reconnect; checked on a water leak on lot 107 Manzanita Way, which was taken care of by the owner; power washed large pool deck; replaced small pool rope; notified an owner of the city ordinance prohibiting the burning of brush; readied playground area for summer use; painted laundry and mail room doors; replaced truck-trailer connectors to repair malfunctioning trailer lights; placed boulders along the edge of Rhody Loop near Easy Street entrance; removed five loads of trash and four loads of brush; assisted volunteers with the breezeway and office remodel projects.

Old Business: There was no old business placed on the agenda.

Adjourn to Executive Session: Richard Duske called for an adjournment to Executive Session at 10:35 a.m. to discuss personnel matters.

Reconvene to Regular Meeting: The regular session of the Board of Directors meeting was reconvened at 11:05 a.m. by Acting President, Richard Duske.

New Business:

- ***Personnel Matters (from Executive Session):*** Melba Reinke made a motion to approve employee pay increases per the schedule presented to the Board of Directors during Executive Session. The motion was seconded and failed on a four (Denise Crowe, Georgia Dame, Ellen Templar, and Nelda Richmond-Graf) to two (Dean Cullop and Melba Reinke) roll call vote.
- ***Appointment of 5 Year Plan Committee Chair:*** Dean Cullop made a motion that Ellen Templar be appointed as Chair of the 5 Year Plan Committee. The motion was seconded and passed with five yeas and one abstention (Ellen Templar).
- ***Insurance Renewal:*** Melba Reinke made a motion that CVPOC continue the renewal through Coast Insurance Services with Safeco Insurance for liability and auto insurance policies with the quoted premiums plus the changes the board has decided for consideration increasing the directors and officers liability coverage to 3-million-dollars per occurrence, and the workers compensation insurance to be changed to SAIF Corporation effective October 1, 2008. The motion was seconded and passed unanimously.

- ***Dryer Purchase (non-agenda item):*** Melba Reinke made a motion to approve spending $883 (dryer plus shipping) for the purchase of a new commercial dryer. The motion was seconded and passed unanimously. The new dryer will replace one that went out of commission in the laundry room.

Correspondence:

- A letter dated May 7, 2008 was presented to the board from a Coast Village member regarding the 27th Street right-of-way, owned by the City of Florence, which borders the south property line of Coast Village between Highway 101 and Spruce Street. The letter expressed concern about the accumulation of dried brush that resulted from the clearing of the right-of-way and an appeal to modify a design review approval granted to Dunham Motors by the City of Florence to eliminate the construction, by Dunham Motors, of a multi-use path within the right-way-right. Both issues will be addressed at an upcoming Florence City Council meeting.
- A letter dated May 10, 2008 was presented to the board from Coast Village member pertaining to recent animal poisonings, a felony offense, encouraging any person experiencing such an incident to immediately report the matter to the Florence Police Department. The letter cited concern for small children, domesticate pets, and wild animals that could find and eat the poisoned food.

Good of the Order:

- Ellen Templar presented a letter of opinion from a pool engineer and an estimate from Tim Neely of Emerald Pools addressing the possible problems causing the cracking in the large swimming pool and different options for repair. Ms. Templar reported that the two swimming pools are 40 years old and have required little maintenance. However, there is an ongoing problem with the large pool that needs to be addressed and both pools are showing their age, and require repair/maintenance/redo in some fashion. CVPOC will continue to research the pool issues/options, continue to update members, and present their findings to the membership.
- The Activity Committee requested funds for paint to refresh the laundry room. Ellen Templar made a motion to allow the Activity Committee to spend an amount not to exceed $500 for the purchase of paint for the laundry room. The motion was seconded and passed unanimously.
- Ellen Templar requested the board to reconsider Coast Village's voting procedure(s) to allow a yes or no vote on the ballot instead of just a yes vote. The discussion was tabled until the June 2008 meeting.
- Melba Reinke invited members to join the Budget Committee by filling out an application with the Coast Village business office.

Adjournment: Denise Crowe made a motion to adjourn the meeting at 11:50 a.m. The motion was seconded and passed unanimously.

Denise Crowe
Denise Crowe, Secretary

6/25/08
Date

R Duske
Richard Duske, Acting President

6-24-2008
Date