CVPOC BOARD OF DIRECTORS MEETING
June 19, 2010

Call to Order: The CVPOC Board of Directors Meeting was called to order June 19, 2010 at 10:00 a.m. by Board President Board President Jacquie Beveridge. A quorum was present consisting of the following Directors: Larry Beveridge, Denise Crowe, Charles Dunlap, Nelda Graf, Kathleen Halverson, Michael O'Harrow and Ellen Templar.

Guest Speaker: Jean Murphey of Coast Insurance Services appeared before the board to review options for CVPOC insurance policies and premiums for the policy period of July 1, 2010 through June 30, 2011. A summary was provided to the board. Ms. Murphey reported the premiums overall have decreased by about $100.

Fill Vacant Board of Director Seat(s): CVPOC member Dee Force was appointed as SailorMan Sector Director, CVPOC member Albert Gelmstedt was appointed as Mid-East Sector, and both were seated by the board.

Elect Treasurer: Due to the recent resignation of Dean Cullop, Larry Beveridge nominated North Central Sector Director Nelda Graf to fill in as interim Treasurer until the new board is seated at the July 17, 2010 meeting. The board approved the nomination with eight yeas and one abstention (Nelda Graf).

Reading of the Minutes: Larry Beveridge made a motion to accept the April 17, 2010 Board of Directors Meeting minutes as written. The motion was seconded by Ellen Templar and passed with eight yeas and one abstention (Dee Force).

Treasurer's Report:
Financial reports for the month ended April 30, 2010 and for the month ended May 31, 2010 were presented to the board.

- In response to an inquiry by member Sharon Read, Larry Beveridge made a motion to find out what comprises the bank charges as shown on the Profit & Loss reports. Albert Gelmstedt seconded the motion, which passed with eight yeas and one nay (Dee Force).

Committee Reports:
Activity: Shirley Shotwell reported the self-supporting "Coffee Perk Up", serving coffee and donuts each Wednesday morning, is going quite well and that line dancing lessons are also offered each Wednesday at 11 a.m. following coffee.
ARC: Chair Keith Davidson reported the committee has not recently had many requests for permits but is expecting this to change due to the coming dry season. Over the past review period (April-May) ARC approved a storage shed at 6 Redwood St.; a decision was made to have the board look at a possible variance for a fence to be placed in the greenbelt at 161 Outer Drive; and a permit was granted to build two decks at 5 Redwood.
***Buildings and Grounds*:** Chair Ellen Templar announced a playground cleanup scheduled for July 6, 2010 from 9 a.m. to 12 p.m. Volunteers are welcome to help.
Collections: Chair Larry Beveridge reported Coast Village is doing quite well on collections despite the economic climate. There have been about a half dozen warning letters sent out to residents close to being sent to collections. Mr. Beveridge further reported the two foreclosed properties are being marketed and hopefully will sell in the immediate future.
Elections: Chair Ila Mae Robinson reported declarations for expiring and open board positions were mailed June 7, 2010 and are due back no later than Monday, June 21, 2010 by 3 p.m.

Ballots will be mailed on June 25, 2010 with a return date of July 14, 2010 by 3:00 p.m.

Five Year Plan Committee: Chair Ellen Templar reported the reserve study is progressing with employees continuing input as their work schedules allow.

New Member Orientation: Chair Jacquie Beveridge reported there is not an orientation scheduled at present but hopes the new board will continue to offer orientations for new members.

Personnel: Chair Jacquie Beveridge reported that during her absences due to family health issues, Ellen Templar did an excellent job taking care of the day-to-day corporate business and working with personnel to keep operations running smoothly.

Policies and Procedures: Chair Jacquie Beveridge reported the committee has not had an opportunity to meet due to family health issues requiring her absence from Coast Village. Mrs. Beveridge commended ARC Chair Keith Davidson for an outstanding and thorough job by the ARC Committee on proposed revisions to the ARC Policies and Procedures. Mrs. Beveridge announced she hopes the Policies and Procedures Committee will meet soon to review the revisions proposed by ARC as well as other proposed rules changes necessary because of recently approved board motions.

Website: Chair Cal Crowe reported on a notice posted on the website concerning recent bear sightings in Coast Village and the posting of emergency water shut offs.

Maintenance Report:

The June and July personnel work schedule and June maintenance projects list were presented to the board along with a written report of completed projects submitted by Maintenance Supervisor Frank Brooks. Mr. Brooks also reported: Lot 154 has had 12 water leaks in the last 12 months; all fire hydrants have been tested and are all functional and in good condition; and following the backflow device testing, the City of Florence notified Mr. Brooks that the water pressure in Coast Village is in excess of 100 psi.

- Due to continuing water leaks, Larry Beveridge made a motion to send a 30 day notice to the owner of Lot 154 to replace their water line, failure to do so will result in a fine of $250 and for every 30 day period thereafter, failure to install a new line on Lot 154 will result in a fine of $500 per month. Ellen Templar seconded the motion, which passed unanimously.

Old Business:

1) ***Lot 43:***

- Ellen Templar made a motion to authorize the spending of $250 to rent equipment to clean up the concrete at Lot 43. Denise Crowe seconded the motion, which passed unanimously.
- A motion made by Ellen Templar to restore the park electricity at Lot 43 was tabled until the July 17, 2010 Board of Directors meeting for cost research.
- A motion made by Ellen Templar to repair the asphalt roadway on Easy Street leading into Lot 43 was tabled until the July 17, 2010 Board of Directors meeting for cost research.

2) ***Water Metering:*** Chair Dave Craddock presented a report of estimated costs for the installation of individual water meters and necessary appurtenances and other related water metering issues.

3) ***Attorney Fees:*** Ellen Templar presented a rundown of attorney fees as requested by several property owners.

Guest Speaker:

Boys and Girls Club: a representative of the Florence area Boys and Girls Club presented the board with a proposal to use Boys and Girls Club members to volunteer on a one day community service project in Coast Village in exchange for the privilege of swimming in the pool. Ellen Templar reported the board will look into the matter.

New Business:

1) ***President's Comments:*** President Jacquie Beveridge discussed the annual election and related rules governing the voting process, and read a letter to the membership, written in 1993 by a previous Director-at-Large, which mirrors Mrs. Beveridge's current experience serving as Director-at-Large.

2) ***Budget:*** Ellen Templar, Budget Committee Chair, reported the committee has met to work on the budget for the 2010-2011 which will be presented to the board at the July 2010 Board of Directors meeting.

3) ***Satellite Bath Facility:*** Reasons for and against the closing of the satellite bath facility were discussed by Ellen Templar in response to questions/suggestions from members.

4) ***Insurance Renewal:***

- Denise Crowe made a motion to renew the CVPOC insurance policies for general liability, umbrella, auto, directors and officers and workers comp. for the policy period of July 1, 2010 through June 30, as presented by Jean Murphey of Coast Insurance Services. Charles Dunlap seconded the motion, which was approved unanimously.

5) ***Accountant's Contracts:***

- Ellen Templar made a motion to accept the accounting contracts from CPA firm Davis, McCulloch & Holloway, LLC for monthly services and for year end review and tax returns as presented for fiscal year 2010-2011. The motion was seconded by Denise Crowe and passed unanimously.

6) ***Bulletin Board Policy & Procedures:***

Ellen Templar discussed bulletin board policy and problems with inappropriate removal of posted materials, requesting suggestions for possible solutions.

7) ***Policies & Procedures:*** Postponed.

8) ***Funding for Card Readers:***

- Larry Beveridge made a motion to use funds from the Major Maintenance and Replacement account to purchase the new card access reader system approved at the April 17, 2010 Board of Directors meeting. The motion was seconded by Charles Dunlap and was approved with eight yeas and one nay (Dee Force).

9) ***ARC Application:***

- Denise Crowe made a motion to approve an ARC application for the owners at Lot 161 for the installation of a wire fence within the greenbelt. The motion was seconded by Ellen Templar and failed with eight nays and one abstention (Nelda Graf).

10) ***Suggestion Box:*** Withdrawn.

Adjourn to Executive Session: Ellen Templar made a motion at 1:40 p.m. to adjourn to Executive Session to approve previous Executive Session Minutes. Larry Beveridge seconded the motion, which passed unanimously.

Reconvene to Regular Session:

Jacquie Beveridge reconvened the regular Board of Directors Meeting at 1:51 p.m.

- Larry Beveridge made a motion to approve the minutes of the February 20, 2010 and April 17, 2010 Executive Session minutes as written. The motion was seconded by Charles Dunlap and passed with six yeas and three abstentions (Michael O'Harrow, Dee Force and Albert Gelmstedt).

Correspondence:

Ellen Templar read an anonymous negative correspondence addressed to a Coast Village lot owner regarding their lot. Ms. Templar reported the letter goes against CVPOC policy, and

further stated the letter was unnecessary and not appropriate. Ms. Templar reported CVPOC has a good process for registering a complaint through its complaint form process.

Good of the Order:

- In response to a request by Ginger Anderlohr for a ruling of eligibility as a candidate for the position of Director-at-Large, Ellen Templar made a motion to rule that Ginger Anderlohr does not qualify as a candidate for the position of Director-at-Large because she does not reside in Coast Village full time and therefore does not meet the requirements of the CVPOC Bylaws. Charles Dunlap seconded the motion, which passed with seven yeas and two nays (Michael O'Harrow and Dee force).
- Ellen Templar made a motion to allow Ginger Anderlohr to reserve the clubhouse for Wednesday, June 23, 2010 for a "meet the Coast Village candidates night" from 6:00 p.m. to 8:00 p.m. The motion was seconded by Denise Crowe and passed unanimously.
- Denise Crowe made a motion to allow Donna Shotwell to reserve the clubhouse for Saturday, June 19, 2010 from 5:00 p.m. to 7:00 p.m. for a "greet the neighbors night". The motion was seconded by Kathleen Halverson and passed unanimously.

Adjournment: Ellen Templar made a motion to adjourn the meeting at 2:15 p.m. Larry Beveridge seconded the motion, which passed unanimously.

Cal Crowe, Recording Secretary — Date: 7-22-10