CVPOC BOARD OF DIRECTORS MEETING
July 18, 2009

Election Committee Report and Introduction of New Board Members: Chair Ila Mae Robinson announced the annual election voting results: Director-at-Large, Jacquie Beveridge, with 78 yes and 24 no votes; Northwest Sector Director, Charles Dunlap, 8 yes; North Central Sector Director, Nelda Graf, 12 yes; Northeast Sector Director, Ellen Templar, 4 yes and 2 no; South Central Director, Dean Cullop, 7 yes and 2 no. Mrs. Robinson reported 14 invalid ballots were received, and no one applied for the Southwest Sector Director position. Declarations for the East Sector Director position, recently held by Jacquie Beveridge, were mailed July 17, 2009 with a return date of July 27, 2009.

Call to Order: The CVPOC Board of Directors meeting was called to order on July 18, 2009 at 10:15 a.m. by President Jacquie Beveridge. A quorum was present consisting of the following directors: Ginger Anderlohr, Larry Beveridge, Dean Cullop, Nelda Graf, and Melba Reinke. 28 members were in attendance.

Fill Vacant Board of Directors Seat(s): Mrs. Beveridge announced that the board received a letter of application from Denise Crowe to fill the vacant Southwest Sector Director position.

- Larry Beveridge made a **motion** to accept Denise Crowe to the position of Southwest Sector Director. Dean Cullop seconded the motion, which passed unanimously.

Elect New Board of Directors Officers:

- Larry Beveridge nominated Ellen Templar for Vice President. The nomination was seconded by Dean Cullop. Ginger Anderlohr nominated Dean Cullop as Vice President. Mr. Cullop declined. Ellen Templar was elected by secret ballot with four yes and two no votes.
- Nelda Graf nominated Dean Cullop for Treasurer. Ginger Anderlohr nominated Melba Reinke for Treasurer. Dean Cullop was elected by secret ballot with four yes and two no votes.
- Larry Beveridge nominated Denise Crowe for Secretary. Denise Crowe was elected by secret ballot with six yes votes.
- Denise Crowe nominated Cal Crowe as Recording Secretary, a non-board member position. Mr. Crowe was accepted unanimously.

Reading of the Minutes:

- A **motion** was made by Larry Beveridge that the June 20, 2009 Board of Directors meeting minutes be accepted with two corrections (in italics) under Committee Reports: 1) Board Member Training: change referenced date to *July 18, 2009*; 2) Budget: Melba Reinke reported recent committee meetings culminated in a draft 2009-2010 budget and *anticipates approval of the finalized budget* at the July 18, 2009 board meeting. The motion was seconded by Denise Crowe and approved unanimously.

Treasurer's Report: Melba Reinke presented a written report indicating "the following information is reported from the June 30, 2009 Balance Sheet representing financial status at fiscal year end 2009:"

Operating Account:	$ 19,938.70	Total Current Assets:	$204,027.06
(Includes $75.00 Petty Cash)		Total Property & Equipment:	$470,389.10
Reserve Account:	$ 32,310.54	Total Assets:	$674,416.16
Mjr Mnt/Rlcmt Acct:	$112,674.59		
Total Other Current Assets:	$ 39,103.23		
(Includes $35,684.82 Accts Receivable)			

Mrs. Reinke's report also stated: "As an additional note for information purposes, as of July 1, 2009 the water and sewer rates have been considerably increased; therefore a noticeable difference will be seen in these expense items. Electricity rates through our PUD will be increasing in October. Review of profit and loss budget versus actual income and expenses continues to indicate the overall CVPOC financial condition is good as we end the 2008-2009 fiscal year. As operating expenses continue to rise, budgeting income versus expenses remains a challenge. The 2009-2010 budget is prepared and will be presented for approval by the Board of Directors at the Board meeting today. Additional reports of financial figures for your interest and review are available upon request through the CVPOC office."

Committee Reports:

Activity: Jacquie Beveridge reported a window blind for the outside office door was purchased with Activity Committee funds. Keith and Ila Mae Robinson turned in 5 bags of cans collected from the receptacles around Coast Village for deposit refund, which added $40 to Activity Committee funds.

ARC: Chair David Craddock reported: approval of a garage installation; approval of a 4'x 8' addition to a shed; approval of a cover over an existing deck; tentative approval for placement of a double wide manufactured home pending close of escrow; and denial of an application for a cover over a driveway.

Board Member Orientation: Chair Larry Beveridge reported a board member orientation/training for board members is scheduled for Wednesday, July 22, 2009 at 7 p.m. in the adult lounge, with CVPOC members invited to attend.

- Larry Beveridge made a **motion** to pay Louis Dashofy a $100.00 fee for presentation of board member training. Dean Cullop seconded the motion, which passed unanimously.

Budget Committee: Chair Melba Reinke reported the committee met, with financial reports to the end of June available, to continue preparation of the 2009-2010 fiscal year budget by reviewing each line item, following up on the proposed budget presented to the board at the June board meeting.

Bylaws: Chair Ginger Anderlohr reported there will be a draft copy of proposed Bylaws revisions presented to the board at the August board meeting, with copies available to board members for review prior to the meeting.

Collections: Chair Larry Beveridge reported: CVPOC is waiting for the court to sign off on the final judgment amount awarded to CVPOC involving a foreclosed property; another foreclosure and two liens have been filed. Out of about $38,000 outstanding monies owed, six properties represent about 90% of that amount.

Election Committee: The membership was reminded that anyone who is a member in good standing, whether or not they own property within that sector, can file a letter of intent to fill a vacancy on the board if nobody owning property in the vacant sector runs for the position during the election process.

New Member Orientation: Chair Jacquie Beveridge reported there were ten members and a few board members in attendance at the June 23, 2009 orientation. More will be scheduled in the future.

Policies and Procedures: Chair Jacquie Beveridge reported the committee is continuing to review documents for any necessary changes.

Website Committee: Chair Cal Crowe updated the board on progress being made to the Website (www.coastvillageflorence.com), including available documents.

Maintenance Report:

The August 2009 personnel work schedule and maintenance projects list were presented to the board along with a written report of completed projects submitted by Maintenance Supervisor Frank Brooks. Mr. Brooks added that the maintenance crew is diligently pressure washing the Spruce Street fence.

Old Business:

1) ***2009-2010 Budget***: Melba Reinke announced the Budget Committee finished and approved its proposal for the 2009-2010 budget. The income projection is $434,510 and projected expenditures are

$444,420. Ms. Reinke noted the operating budget as presented indicates a shortfall of $9,910, and the committee's recommendation is to watch the financial situation for the next three months before making a determination for a dues increase to fill the gap.

- Melba Reinke made a **motion** that the budget, as submitted, be approved. The motion was seconded by Ginger Anderlohr and passed unanimously.

New Business:

1) ***Appeal of ARC Denial of Project Application:*** The owner of Lot 100 Outer Drive has appealed to the Board of Directors a denial by ARC of an application to install a carport over a recently constructed driveway. The carport has been installed by the property owner.

- A **motion** was made by Dean Cullop to assess a fine of $250.00 against the lot owner for the installation of the carport without prior approval by the Architectural Review Committee. The motion was seconded by Ginger Anderlohr and passed unanimously.

The appeal was tabled until the August 15, 2009 Board of Directors meeting, at which the lot owner was requested to be present, to give board members time for additional review and assessment.

2) ***Appoint Committee Chairpersons:*** Committee chairs for 2009-2010 were appointed as follows: 5 Year Plan, Ellen Templar; Architectural Review Committee, Georgia Dame; Board Member Training, Larry Beveridge; Budget, Dean Cullop; Buildings and Grounds, Ellen Templar; Bylaws, Ginger Anderlohr; Collections, Larry Beveridge; Elections, Ila Mae Robinson; New Member Orientation, Jacquie Beveridge; Personnel, Jacquie Beveridge; Policies and Procedures, Jacquie Beveridge; Website, Cal Crowe.

Good of the Order:

Ginger Anderlohr addressed concerns regarding sewer rate charges assessed by the City of Florence to Coast Village. A meeting with city officials has been scheduled, which Ginger Anderlohr and Jacquie Beveridge will attend.

A complaint by a member regarding a greenbelt issue will be placed on the August 15, 2009 Board of Directors meeting agenda.

A member expressed concern about the low number of members attending the Annual Membership Meeting. President Jacquie Beveridge will address the matter in the next newsletter.

Adjournment:

- Dean Cullop made a **motion** to adjourn at 11:55 a.m. Ginger Anderlohr seconded the motion, which passed unanimously.

Denise Crowe
Denise Crowe, Secretary

8/17/09
Date

Jacquie Beveridge
Jacquie Beveridge, President

8/17/09
Date