CVPOC Board of Directors Meeting
July 19, 2008

Call to Order: The CVPOC Board of Directors meeting was called to order on July 19, 2008 at 10:07 a.m. by President Dean Cullop. A quorum was present consisting of the following directors: Ginger Anderlohr, Georgia Dame, Richard Duske, Nelda Richmond-Graf, Melba Reinke, and Ellen Templar.

Elections Committee Report: Elections Chair, Ila Mae Robinson, announced the following annual election results: Director-at-Large, Dean Cullop with 105 yes votes and 6 no votes; West Sector Director, Melba Reinke with 12 yes votes; Far West Sector Director, Ginger Anderlohr with 13 yes votes and 2 no votes; East Sector Director, Jacquie Beveridge with 14 yes votes; SailorMan Sector Director, Larry Beveridge with 9 yes votes and 1 no vote; and Mid East Sector Director, Richard Duske with 9 yes votes. Ms. Robinson thanked the many Elections Committee members who helped out in all the elections this year, and Melba Reinke as board overseer.

Elect New Board of Directors Officers:

- A motion was made by Ellen Templar to nominate Jacquie Beveridge as Vice President. The motion was seconded by Ginger Anderlohr and passed unanimously.
- A motion was made by Ellen Templar to nominate Melba Reinke as Treasurer. The motion was seconded by Richard Duske and passed unanimously.
- There were no nominations for Secretary. Cal Crowe agreed to continue as Recording Secretary, which received a unanimous vote.

Reading of the Minutes: Richard Duske made a motion to accept the June 21, 2008 Board of Directors meeting minutes as presented. The motion was seconded by Ellen Templar and was approved on a roll call vote with four yeas (Nelda Richmond-Graf, Melba Reinke, Ellen Templar, and Richard Duske), one nay (Georgia Dame), and one abstention (Ginger Anderlohr, stating she was not a board member at that time).

Treasurer's Report: Treasurer, Melba Reinke, reported the financial statement as of June 30, 2008 showed the following:

Operating Account:	$ 73,974.02	Total Property-Equip:	$490,511.39
Reserve Account:	$ 32,019.69	Other Assets:	$ 414.00
Mjr Mnt/Rlcmt Acct:	$ 49,530.99	Total Assets:	$673,868.71
Accts Receivable:	$ 22,398.01	Total Liabilities:	$ 29,271.75
Total Current Assets:	$182,943.32		

Ms. Reinke also reported that funds from the Major Maintenance and Replacement Account were transferred to the Operating Account in the amount of $12,997.89 on June 30, 2008 for the breezeway and office remodel projects as approved at the June 21, 2008 board meeting. Ms. Reinke reported on income and expenses for the 2007-2008 fiscal year, stating the net income will be reviewed before the August board meeting and addressed by the CVPOC Board of Directors to determine how the surplus will be appropriated to maintain corporation guidelines. Ms. Reinke stated that as operating expenses continue to rise, budgeting income vs. expenses becomes a true challenge. The 2007-2008 fiscal year has been financially sound, and as we move forward into a new fiscal year the intent is to continue with this endeavor.

A motion was made by Ellen Templar to distribute, with the financial statement, a written form of the verbal treasurer's report given at each board meeting by Melba Reinke, to audience members prior to the meetings. The motion was seconded by Ginger Anderlohr and approved unanimously.

Committee Reports:

- *Architectural Review Committee*: Chair, David Craddock, reported that during the past year, the committee reviewed 40 applications which included: 32 requests for misc. sheds, fences, decks,

ramadas, cleaning and repairs, etc., 1 permanent (stick-built) dwelling, 7 trailers and fifth-wheels, 4 applications were denied, referred 2 applications to the board, and resolved 1 complaint from the city building department.

- *Budget Committee*: Chair, Melba Reinke, reported the committee met on July 10, 2008 to revise the proposed budget for the 2008-2009 fiscal year, which had been submitted at the June board meeting but needed updating due to an approved salary change. Ms. Reinke thanked the committee members who participated in this endeavor, stating their help and interest are very much appreciated.
- *Buildings and Grounds Committee:* Chair, Ellen Templar, reported the breezeway and office projects are close to being completed. Volunteers are getting ready to paint and the committee is asking for additional help. Ms. Templar announced that one of our major volunteers is unavailable due to illness. At present, it appears the cost of the projects will come in a bit under budget. Ms. Templar stated the committee met shortly after the June board meeting and discussed several items, resulting in the following motions:
  - A motion was made Ellen Templar to refurbish the front entrance wood bench (which had disappeared and was later recovered) and place the bench back at the entrance, mounted in concrete, for a cost not to exceed $50. The motion was seconded by Richard Duske and approved unanimously.
  - Ellen Templar made a motion to designate a volunteer day on Friday, August 8, 2008 beginning at 10 a.m. for volunteer workers to clean up the playground area. The motion was seconded by Ginger Anderlohr and approved unanimously.
  - Ellen Templar made a motion to plant grass in the volleyball area. The motion was seconded by Georgia Dame and failed with 5 nays and 1 yea (Ellen Templar).
  - Discussion was held regarding the replacement vs. repair and preserving of the Spruce Street fence. A motion was made by Ellen Templar to clean the Spruce Street fence (in preparation of covering it with wood preservative). It was seconded by Georgia Dame and approved unanimously. Estimated costs for repairing the Spruce Street fence will be presented at the August 16, 2008 board meeting.

Maintenance Report: Maintenance Supervisor, Frank Brooks, presented the August projects list and personnel schedule. Mr. Brooks reported that over the last month, maintenance helped out on the breezeway and office projects, assisted in the recent piano fund raiser dance held on June 29, and Mr. Brooks attended the recent Building and Grounds Committee meetings. He announced that another lot has transferred to P.U.D., leaving an estimated 84 lots still on park electricity. Maintenance assisted residents who were locked out of their house in two different incidents, installed both street name signs on one post at Castaway Cove and Outer Drive to make the corner easier to negotiate for vehicular traffic, fixed a light assembly in the men's restroom, assisted a diver brought in by Mr. Duske in an attempt to apply materials to the crack in the large pool as a temporary fix to stop water leakage (the material would not adhere), and painted the east side exit gate.

Old Business:

- *Swimming Pools:* Ellen Templar reported work in progress on composing a letter to be sent to Coast Village members outlining three different options, including repair, replacement, or removal of the large pool, and asking the members to choose one of the options. The board set a date of July 24, 2008 at 7 p.m. for a special meeting to discuss the options. Ginger Anderlohr made a motion to lower the temperature of the large pool by 10-degrees to save on propane costs for heating the pool. The motion was seconded by Ellen Templar and failed with 5 nays and 1 yea (Ginger Anderlohr).
- *2008-2009 Budget:* Melba Reinke made a motion to approve the expense portion ($434,470) of the 2008-2009 budget as presented. It was seconded by Ellen Templar and passed unanimously.

New Business:

- *Foreclosure:* Ellen Templar made a motion to initiate foreclosure proceedings on a Coast Village lot that is over $3,000 in arrears. The motion was seconded by Ginger Anderlohr and passed unanimously.
- *Year End & Annual Accountant's Contract:* Melba Reinke reported that Voellinger & Hill, CPA's (CVPOC accountant) will complete the annual review and the federal and state corporate tax returns for the 2007-2008 fiscal year by October or November, and a renewal contract for the 2008-2009 fiscal

year will be presented for board review/approval at the August board meeting.

- *Employee Use of CVPOC Facilities:* Ellen Templar made a motion to allow CVPOC employees to use CVPOC facilities provided they are covered by liability insurance. The motion was seconded by Richard Duske and approved unanimously.
- *Temporary Office Assistance:* A motion to provide for temporary fill-in assistance for the office manager, in case of illness or vacation, was not seconded and no further action taken.
- *Appoint Committee Chairs:* Chairs for 2008-2009 include 5-Year Plan, and Buildings and Grounds, Ellen Templar; Architectural Review, David Craddock; Budget, Melba Reinke; Bylaws, Ginger Anderlohr; Collections, Richard Duske; Elections, Ila Mae Robinson; Personnel, Dean Cullop; Policies and Procedures, Jacquie Beveridge; Website, Cal Crowe.
- *Architectural Review Committee Referral-Lot 72:* Lot owners constructed a fence without obtaining prior ARC approval and in violation of Coast Village and City of Florence regulations. Ginger Anderlohr made a motion that three board members and ARC Chair, David Craddock, talk with the owners, explain how the fence is in violation, what needs to be done to bring it up to code, or they may be subject to a fine. The motion was seconded by Melba Reinke and approved unanimously.
- *Architectural Review Committee Referral-Lot 100*: Lot owner requested approval to construct a new driveway, separate from the present one shared with, and across the property of, a neighbor. Richard Duske made a motion to allow the owner of Lot 100 to install a driveway, provided any excavation or other required work is done in accordance with CV and city regulations. The motion was seconded by Georgia Dame and passed with 4 yeas and 2 nays.
- *Clubhouse Reservation:* Richard Duske made a motion to allow a CVPOC member to reserve the adult lounge on August 5, 2008 from 5:00 p.m. to 9:30 p.m. for a card group. The motion was seconded by Melba Reinke and passed unanimously.

Good of the Order:

- Mr. Cullop announced the resignation of Northwest Sector Director, William Huffman, effective July 19, 2008, due to health concerns. Mr. Cullop stated an election will be required to replace the Northwest Sector Director, and also for the South Central Sector Director to replace Mr. Cullop, who was recently elected to the position of Director-at-Large.
- A member expressed their concern about lots with overgrown grass that may present a fire hazard, and also suggested the entrance gate be left open during the day.
- Georgia Dame offered to act as property manager for the rental of CVPOC Lot 12.
- A member suggested hanging a large sector map of Coast Village in the adult lounge for reference during board meetings.

Adjournment: Richard Duske made a motion to adjourn the meeting at 12:35 p.m. The motion was seconded by Ginger Anderlohr and passed unanimously.

Calvin D. Crowe Jr. — Cal Crowe, Recording Secretary

Aug. 19, 2008 — Date

Dean Cullop — Dean Cullop, President

Aug 19, 2008 — Date