CVPOC BOARD OF DIRECTORS MEETING
August 15, 2009

Call to Order: The CVPOC Board of Directors meeting was called to order on August 15, 2009 at 10:00 a.m. by President Jacquie Beveridge. A quorum was present consisting of the following directors: Denise Crowe, Dean Cullop, Charles Dunlap, Richard Duske, Nelda Graf, and Ellen Templar. 22 members were in attendance.

Fill Vacant Board of Directors Seat(s): Larry Beveridge, who resigned as SailorMan Sector Director, filed a statement of willingness to serve as director of the vacant East Sector, and Ed Groshens stated his willingness to serve on the board in the vacant West Sector Director position. Larry Beveridge was appointed to the board as East Sector Director and Ed Groshens was appointed to the board as West Sector Director.

Reading of the Minutes:
- A **motion** was made by Dean Cullop that the July 18, 2009 Board of Directors meeting minutes be accepted with two corrections (in italics). 1) Under Treasurer's Report: change first sentence of paragraph two to read "Mrs. Reinke's *report* also stated… 2) Under Committee Reports, New Member Orientation: change referenced date to *June* 23, 2009. The motion was seconded by Ed Groshens and approved unanimously.

Treasurer's Report: Treasurer Dean Cullop presented a written report indicating the following information for the month ended July 31, 2009, first month of the current fiscal year July 1, 2009 through June 30, 2010:

Total income, Operating Account:	$36,391.19
Total expense, Operating Account:	$26,988.97
Net income, Operating Account:	$ 9,402.22

Mr. Cullop's report also stated: "It must be noted, however, that the current unpaid liabilities total is $26,575.00. This needs to be taken into consideration relative to the reported net income of $9,402.22. It will be important to closely review certain expense account line items, i.e.: water, sewer, storm water and electricity, to determine if current dues are sufficient to insure there will be no deficit occurring during this fiscal year."

Committee Reports:
ARC: Chair Georgia Dame reported the following approvals: final inspection of a deck at 44 Easy Street; cover over motor home at 218 Azalea Street; shed at 180 Outer Drive; enclosure of an existing porch at 21 Sand Dollar Drive; placement of a park model at 5 Redwood Street.
Board Member Training: Chair Larry Beveridge announced he is planning a training session for board members in the immediate future to review all CVPOC forms and their proper use, reported that the board member training held in July was recorded, and a CD and informational material is available for board members who did not attend.
Building and Grounds: Chair Ellen Templar reported on the playground cleanup held August 6 and thanked all who turned out to assist. Ms. Templar presented information to the board regarding a low maintenance grass for the volleyball area. Additional information will be presented at the September 19, 2009 board meeting.
***Collections*:** Chair Larry Beveridge updated the board regarding the foreclosure status of two Coast Village properties and reported that monies on some past due accounts have been received. Mr. Beveridge mentioned that five residents owe approximately 85 percent of the total amounts owed to Coast Village.
Elections: Chair Ila Mae Robinson reported that no declarations were returned for candidates to run

for the West and Far West Sectors, and that due to the resignation of SailorMan Sector Director Larry Beveridge, declarations for SailorMan Sector were mailed on August 14, 2009 with a return deadline of August 28, 2009.
New Member Orientation: Chair Jacquie Beveridge reported a New Member Orientation is scheduled for Tuesday, October 20, 2009 at 7 p.m.
Policies and Procedures: Chair Jacquie Beveridge reported the committee will meet on Monday, August 17 at 1 p.m. in the adult lounge.

Maintenance Report:
The September 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 also reported on the number of lots remaining on "park power" and informed the board that once a transformer no longer carries any "park power" customers, the transformer will transfer to the P.U.D. and Coast Village will no longer incur charges related to that transformer.

- Richard Duske made a **motion** to allow Maintenance Supervisor Frank Brooks to change the closing of the pool in September to 8 p.m. and in October to 7 p.m. Dean Cullop seconded the motion, which passed unanimously.

Old Business:
1) ***Large Pool***: Ellen Templar reviewed previously discussed options and bids.

- Larry Beveridge made a **motion** that a ballot be mailed to the membership with all of the options discussed: taking out the pool, build a pool within the pool, or build a new pool, including the costs, details and means of financing for each option. The motion was seconded by Dean Cullop and passed with 7 yeas and 1 nay (Ed Groshens).
- Richard Duske made a **motion** to give the pool committee two months to prepare the information for the pool vote and that the information be presented to the board at the October 2009 Board of Directors meeting for approval prior to it's being sent to the membership. The motion was seconded by Larry Beveridge and passed with 7 yeas and 1 nay (Ed Groshens).
- Larry Beveridge made a **motion** to mail the pool ballots to the membership after approval by the board at the October 2009 meeting with a return date by the January 2010 Board of Directors meeting. Charles Dunlap seconded the motion, which passed with 6 yeas and 2 nays (Ed Groshens and Ellen Templar).

2) ***Lot 100 - Fine / Appeal of ARC Denial:***

- Larry Beveridge made a **motion** to rescind the fine against the owner of Lot 100 and approve the ARC application for installation of a carport, for which the owner has received a permit from the City of Florence. The motion was seconded by Charles Dunlap and passed with 7 yeas and 1 nay (Richard Duske).

3) ***Enclosure for Exercise Equipment:*** Ellen Templar reported the monitored usage of the exercise equipment (five) over the last two months, and presented estimates ranging from $700 to $3300 for enclosure systems.

- Ellen Templar made a **motion** to install an enclosure for the exercise equipment area. Denise Crowe seconded the motion, which failed unanimously.

New Business:
1) ***Lot 109 - Complaint:***

- Richard Duske made a **motion** to notify the owner of Lot 109 that he is in non-compliance with the CC&R's and is to replant the greenbelt within 60 days or the board will take appropriate action. Denise Crowe seconded the motion, which failed with 7 nays and 1 yea (Richard Duske).
- Larry Beveridge made a **motion** that he will clarify the greenbelt matter with the former ARC Chair and then present the matter to the corporate attorney to ensure that CVPOC is not transgressing.

Dean Cullop seconded the motion, which passed unanimously.

2) ***Lot 154 - ARC Violation:***

- Larry Beveridge made a **motion** to mail a Notice of Violation and Intent to Fine letter to the owner of Lot 154, informing the owner they are in violation for installing a chain link fence without ARC approval, are subject to a $250.00 fine, and must obtain a permit from ARC within 15 days. Ellen Templar seconded the motion, which passed unanimously.

3) ***Harassment of CVPOC Staff:*** Jacquie Beveridge reminded the membership that the Employees Policies and Procedures prohibit conduct that has the purpose or effective of creating an offensive work environment. There have been several incidences where the office manager has been harassed by members, and she has been directed to record conversations that may be construed as harassment, for quality control. Mrs. Beveridge noted employees have a right to pursue legal action for harassment or discrimination.

4) ***Elect Director to Co-Sign Checks:*** Richard Duske was elected unanimously as an authorized check co-signer.

The board recessed at 12:05 p.m. for a 10 minute break, at which time Director Nelda Graf was excused. The meeting was reconvened by President Jacquie Beveridge at 12:15 p.m.

5) ***5 Year Plan for 2009-2014:***

- Ed Groshens made a **motion** to approve the CVPOC Reserve Fund plan presented, including footnotes and assumptions and changing the term "5 Year Study" to "5 Year Plan", and that a copy be provided to CVPOC's CPA firm. Ellen Templar seconded the motion, which passed unanimously.

6) ***Transfer of Funds from Major Maintenance to Operating:***

- Ellen Templar made a **motion** to transfer the $40,000 (which had been transferred per board approval of November 15, 2008 from the Operating Account to the Major Maintenance and Replacement Account) from the Major Maintenance and Replacement Account back to the Operating Account after consulting with CVPOC's CPA firm to determine the correct transfer procedure with regards to tax related matters. Larry Beveridge seconded the motion, which passed with 6 yeas and 1 nay (Ed Groshens).

Good of the Order:

A member made a request that the monthly board meeting agenda be posted in the mail room as well as on the office window for accessibility purposes. The board mentioned the agenda is also posted on the CVPOC website.

The board announced there are still two openings for board directors, for the Far West and SailorMan Sectors.

Adjournment:

- Ellen Templar made a **motion** to adjourn at 1:10 p.m. Larry Beveridge seconded the motion, which passed unanimously.

Denise Crowe
Denise Crowe, Secretary — Date 9/21/09

Jacquie Beveridge
Jacquie Beveridge, President — Date 9/21/09