CVPOC Board of Directors Meeting
August 16, 2008

Call to Order: The CVPOC Board of Directors meeting was called to order August 16, 2008 at 10:00 a.m. by President Dean Cullop. A quorum was present consisting of the following Directors: Ginger Anderlohr, Jacquie Beveridge, Larry Beveridge, Denise Crowe, Charles Dunlap, Richard Duske, Nelda Graf, and Ellen Templar.

Guest Speaker: Siuslaw Valley Fire & Rescue / Smoke Alarms: Larry Beveridge made a motion to grant Siuslaw Valley Fire & Rescue permission to proceed with a pilot program ("Invasion of the Smoke Alarms") which involves going door to door (with owners' permission) in Coast Village on October 11, 2008 from 10:00 a.m. to 4:00 p.m., checking any existing smoke detectors and replacing any old, worn or non-existent smoke detectors for free. The motion was seconded and passed unanimously.

Election Results: Elections Committee Chair, Ila Mae Robinson, announced ballots for the South Central and Northwest Sector Directors were counted on August 14, 2008, with one declarant in each sector. Denise Crowe was elected to the board representing the South Central Sector with 11 yes votes. Charles Dunlap was elected to the board representing the Northwest Sector with 7 yes votes and one invalid vote.

Fill Vacant Board of Directors Seat (Southwest Sector): Ginger Anderlohr made a motion to appoint Michael O'Harrow to fill the vacant seat of the Southwest Sector Director position on the board left vacant by resignation. The motion was seconded by Richard Duske and approved unanimously.

Elect Board of Directors Secretary: Larry Beveridge made a motion to elect Denise Crowe as board Secretary. The motion was seconded by Richard Duske and passed unanimously.

Reading of the Minutes: A motion was made by Richard Duske to approve the July 19, 2008 Board of Directors meeting minutes as presented. The motion, which was seconded by Ellen Templar, passed with 8 yeas, 0 nays, and 2 abstentions (Larry Beveridge and Jacquie Beveridge, who were absent from that meeting).

Treasurer's Report: The Treasurer's report for the month ending July 31, 2008 was presented by Richard Duske in the absence of Treasurer, Melba Reinke, and showed the following:

Operating Account:	$85,247.58	Current Assets:	$197,608.86
Reserve Account:	$32,047.97	Total Assets:	$686,629.66
Mjr Mnt/Rlcmt Acct:	$52,089.93	Total Liabilities:	$ 32,898.61
Accts Receivable:	$22,594.93		

For the first month into the 2008-2009 fiscal year, net income for the operating account indicates $6,968.26 and that we are within budget. In follow up to the Treasurer's report at the July 19, 2008 meeting regarding addressing the issue of year end surplus funds, Ms. Reinke consulted with our accountant and found that when the 2008-2009 fiscal year-end review is completed we will know if we are within the non-profit corporation guidelines. Therefore, no action is necessary at this time.

Committee Reports:

- ***Architectural Review Committee***: Chair, David Craddock, reported approval of a deck repair, denied placement of a 1963 mobile home on CVPOC lot 12; okayed brush clean up, and approved a fence at 109 Rhody Loop.
- ***Buildings and Grounds Committee***: Chair, Ellen Templar, reported the office project is nearing completion, thanks in part to Ray Dunning, other volunteers and our maintenance staff; Bob & Melba Reinke donated carpet for the office project, which has been added to the carpet left over from the adult lounge renovation. The playground volunteer cleanup on August 8, 2008 was a success, with another cleanup event coming up in September. Date and times will be posted with a sign up sheet in the mail and laundry rooms.
- ***Collections Committee***: Larry Beveridge agreed to chair the committee provided he is given some guidelines.

- ***Personnel Committee***: Chair, Dean Cullop, reported employee evaluations for employees with current employment date anniversaries were completed.
- ***Bylaws Committee***: Chair, Ginger Anderlohr, reported she is awaiting board members' comments on proposed bylaws changes made by a previous Bylaws Committee, and would like to see more members volunteer for the committee.
- ***Policies and Procedures Committee***: Chair, Jacquie Beveridge, reported she would like more members to volunteer for the committee besides herself and Denise Crowe.

Maintenance Report: Maintenance Supervisor, Frank Brooks, presented the personnel schedule and projects list for September 2008. Mr. Brooks reported maintenance is changing over from the summer schedule to the winter schedule beginning September 1; removed some dying trees behind the maintenance garage; assisted in the clubhouse renovation projects; made changes to the gate area of the small pool, including installing an emergency panic bar; painted in and around the clubhouse area; re-installed a stop sign; met with a pool representative concerning new legislation regarding pool drains; fixed the small pool chlorinator unit; put new locks on the satellite bathroom; took care of a sewer problem near lot 229; started fence cleanup on Spruce Street, and performed other maintenance duties.

Old Business:

1. ***Swimming Pools***: Ellen Templar reported the August 14, 2008 special board meeting resulted in a letter to be published in the September newsletter asking the membership for suggestions about the large pool other than the three previously presented options of repair and maintenance, removal, or replacement, and spoke on the topic of vinyl and other such liners as a means of repair, and why they are not an option.
2. ***Year End & Annual Accountant's Contract***:
   - Richard Duske made a motion to approve the accounting contract with Voellinger & Hill, CPA's for the 2008-2009 fiscal year. The motion, seconded by Ginger Anderlohr, failed to pass five to four. Those voting no included Jacquie Beveridge, Larry Beveridge, Denise Crowe, Nelda Graf and Ellen Templar.
   - Larry Beveridge made a motion that an invitation be made to the two accounting firms of Voellinger & Hill and Davis, McCulloch & Holloway for separate presentations, independent of the other, to the Board of Directors and membership so the board can make a more informed choice of which firm to choose. Failure to appear means a no vote. Richard Duske seconded the motion, which passed unanimously.
   - Jacquie Beveridge made a motion that the office manager provide the board a written report on her objective opinion of the two accounting firms, which she has been working with over the last few years, by September 12, 2008. The motion, seconded by Ellen Templar, passed unanimously.
3. ***Employee Use of CVPOC Facilities***: Ellen Templar made a motion to allow CVPOC employees and their families use of the CVPOC facilities. The motion was seconded by Jacquie Beveridge and passed unanimously. Coast Insurance Services (CVPOC insurance agent) noted such action would not affect CVPOC insurance rates and would not increase any risk to the corporation.

New Business:

1. ***Employee Salary Increase***:
   - Larry Beveridge made a motion to increase the salary of Coast Village employee Myron Aho by $1.00 per hour, effective August 1, 2008. Ellen Templar seconded the motion, which passed unanimously.
   - Ellen Templar made a motion to approve the employee evaluation and salary increase for Maintenance Supervisor, Frank Brooks, of $324 per month, effective August 1, 2008. The motion was seconded by Jacquie Beveridge and approved on a seven to two vote. Those voting no included Michael O'Harrow and Ginger Anderlohr.
2. ***Training for Board Members & New Owners***:
   - A motion was made by Jacquie Beveridge to create a standing committee to plan and implement a bi-annual new membership orientation. Ellen Templar seconded the motion, which passed unanimously. Ms. Beveridge agreed to chair the committee with help from other volunteers.
   - A motion was made by Jacquie Beveridge that a standing committee be formed to plan and

implement an annual Board of Directors orientation to be held no later than September 30th of each year. The motion was seconded by Ellen Templar and passed unanimously. Larry Beveridge, selected as chair, suggested the board may want to look into a professional organization to do such orientation.

3. ***Elect Director to Co-Sign Checks***: Denise Crowe made a motion to elect Richard Duske as a check co-signer. Ginger Anderlohr seconded the motion, which passed unanimously.
4. ***Spruce Street Fence Repairs***: Tabled until the September 20, 2008 board meeting.
5. ***South Boundary Fence***: A request by a member to continue the chain link fencing along the south boundary of Coast Village east of Spruce Street was tabled until the September 20, 2008 board meeting.
6. ***Lot 12 Rental***: Jacquie Beveridge made a motion to table the agenda item concerning issues with the Coast Village rental lot (Lot 12) until the September 20, 2008 board meeting. Ellen Templar seconded the motion, which passed unanimously.
7. ***Clubhouse Reservation Request***: A motion was made by Ellen Templar to allow a Coast Village member to reserve the clubhouse at the end of October (date to be determined) for a cultural event, provided the member fills out the proper request form and meets Coast Village's requirements for use of the clubhouse. Denise Crowe seconded the motion, which passed unanimously.
8. ***Presentation Request / School District Levy***: Larry Beveridge made a motion to deny a request by a representative of the Local Option Levy Committee to address the CVPOC Board of Directors concerning a school levy (measure 20-139) on the November elections ballot. Ginger Anderlohr seconded the motion which passed unanimously.

Correspondence:
During the meeting, a Far West Sector resident presented correspondence to the Board of Directors concerning perceived problems and possible solutions for placing items on the agenda.

Good of the Order:

- Larry Beveridge made a motion to appoint Beverly Groshens as parliamentarian for the CVPOC Board of Directors. The motion was seconded by Ginger Anderlohr and passed unanimously. A parliamentarian advises the board on proper procedures, rules, or debate in running a Board of Directors meeting.
- Following discussion by a member regarding emergency services response in Coast Village, a motion was made by Jacquie Beveridge that the board authorize Dean Cullop to write a letter to be sent, along with a map of Coast Village, to the appropriate dispatcher(s) of Siuslaw Valley Fire & Rescue, the Florence Police Department and Western Lane Ambulance District. The motion, which was seconded by Ginger Anderlohr, passed unanimously.

Adjournment: A motion was made by Jacquie Beveridge at 12:55 p.m. to adjourn the meeting. The motion was seconded by Ginger Anderlohr and passed unanimously.

Denise Crowe
Denise Crowe, Secretary

9/23/08
Date

Dean Cullop
Dean Cullop, President

9-22-08
Date