CVPOC BOARD OF DIRECTORS MEETING
January 15, 2011

Call to Order: The CVPOC Board of Directors Meeting was called to order January 15, 2011 at 10:00 a.m. by President Chris Lampropulos. A quorum was present consisting of the following Directors: Ginger Anderlohr (via telephone), Doug Barrow, Denise Crowe, Chuck Dunlap, Dee Force (via telephone), Al Gelmstedt, Nelda Graf, Mary McGann, Michael O'Harrow (via telephone) and Melba Reinke. President Lampropulos turned the meeting over to Vice President Albert Gelmstedt to preside.

Reading of the Minutes:

- Melba Reinke made a **MOTION** to approve the November 13, 2010 Board of Directors Meeting minutes as presented. The motion was seconded by Chuck Dunlap and passed unanimously.

Treasurer's Report: The Treasurer's Report and financial information for the fiscal year to December 31, 2010 was presented. Mrs. Reinke, Treasurer, reported the following: "In addition to the report for the end of December presented today for your review, I would just like to detail some items which may be of interest: 1) Beginning January 1, 2011 federal and state tax deposits are being submitted electronically to comply with a new regulation by the IRS. The same process has been initiated for making deposits to the Oregon tax department. 2) A few months ago SAIF Corporation - CVPOC worker's compensation insurance provider - conducted their first audit with CVPOC. Thanks to our office manager Terri Atkinson, for continually preparing and submitting accurate information to the agency, the audit went very well and Terri had the information readily available for the auditor, answering his questions professionally and accurately. Great work Terri! In addition, a dividend authorized by the SAIF Board of Directors in the amount of $583 has been received with a letter stating 'We are pleased to notify you that your business is eligible to participate in the dividend distribution.' 3) A reminder that beginning with the January billing, of the $145 monthly dues, $20 per month will be allocated to the Major Maintenance/Reserve Fund rather than the $10 per month previously transferred, according to the 2010-2011 budget approved by the board. 4) Please note the decrease in the water/sewer usage and expense due to the ongoing "water project' - good news. This will probably level off as the project continues. Respectfully submitted, Melba Reinke, CVPOC Treasurer."

Committee Reports:

Activity: Co-Chair Sharon Gelmstedt reported weekly coffee hour will start up again beginning May 4, 2011 and announced the following tentative events and dates: Garage sale inside CV clubhouse on May 14; Chili cook off on May 21; and a "Christmas in July" dinner on July 16.

Budget: Chair Melba Reinke reported the Budget Committee met January 10, 2011 to review the financial status of the operating budget as of December 31, 2010, which is halfway through the 2010-2011 fiscal year. Committee members agreed no adjustments are necessary at this time and the overall financial condition is good with regard to the budget comparison. As of December 31, the operating expense for water and sewer is under budget by $22,705.72. The propane expense is close to the year's budgeted amount so it will be scrutinized over the next few months. Printing & Production and Postage & Delivery are over budget at this time; however, upon review and consideration by the board regarding communication changes, i.e.: DSL, website, and electronic mailing, these items may be brought more in line and are being monitored. Also mentioned for consideration when the next fiscal year budget is being prepared is to include a line item for bad debt expense.

CC&R's & Bylaws: A written report submitted by Chair John Mawhinney stated the committee resolved a number of questions and prepared to get the new bylaws certified and recorded to meet legislative requirements to put them into effect. The new bylaws call for a new election process which will occur in the spring as usual and until then, all appointed and elected board members remain in their current positions. Once the bylaws are completed, the committee will begin review of CV's Rules and Regulations.

Collections: Chair Chris Lampropulos reported there are three delinquent accounts with a total of $1,324.41 owed. Eight reminder letters were sent to the owners of delinquent accounts on January 1, 2011 and to date, five of the owners paid their accounts current; a second notice that their account will be turned over to the attorney for collection is scheduled to be sent to the remaining three owners if their account remains delinquent. A lien has been filed and a default judgment is pending against a fourth delinquent account that was turned over to the CV attorney for collection.

Communications: A written report submitted by Chair Bill Force addressed the issues of going paperless, as

addressed in the January 2011 newsletter, a new website and high speed internet, and made a recommendation to the Board of Directors to hire a web master to set up and maintain a new website and recommended that CVPOC go paperless for those members wishing to do so.

Elections: The Elections Committee report, prepared by Acting Chair Celeste Day, was read by Mary McGann. Ballots for the permanent closure of the large pool were counted on January 13, 2011 with the following results: 163 ballots were returned with 116 yes votes, 45 no votes and 2 invalid ballots.

Facility Management: Co-Chair Albert Gelmstedt reported the installation of the individual lot water shut off valves, as part of the current water system upgrade project, is proceeding well. However, while the installation phase was expected to be completed by the end of January, there may be a delay due to the discovery of two main line shut off valves that need to be installed. The materials needed for the installation of the main line valves are not on hand and must be ordered because the water line in those locations are of a different size than what the project crew had been working with.

Maintenance Report:

The January 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.

Old Business:

1) ***Internet Service:*** Diana Glasgow reported research results thus far for high speed internet and for website development (Item No. 2, New Business) for CVPOC and recommended more research be completed. The items were tabled to allow for additional research.

New Business:

1) ***Lot 12 Rental:*** The Board of Directors has received correspondence from the tenant of CVPOC owned Lot 12 regarding alleged damage to his trailer he believes may be the responsibility of CVPOC.

- Denise Crowe made a **MOTION** that the tenant go through his homeowner's insurance and that Coast Village informs CVPOC's insurance agent of the situation. The motion was seconded and passed unanimously.

2) ***Website:*** (See Item No. 1, Old Business).

Correspondence:

A letter from member Jean Williams was read, thanking all directors, committee members, property owners and employees for all the progress that has occurred since July and for helping to keep Coast Village a unique place to live.

Good of the Order:

- Linn Duske asked for clarification of the 'permanent closure' wording on the recent ballot, which Linn believes could be easily misunderstood by many members. Though the ballot indicated to permanently close the large pool, it is with the understanding that whatever means is used to fill in the pool area, it will not be so permanent that the option to reopen cannot be revisited for restructuring to open the present large pool area at a later date.
- Denise Crowe announced her resignation as Southwest Sector Director.

Adjournment:

- A **MOTION** was made to adjourn the meeting at 11:15 a.m. The motion was seconded and passed unanimously.

Sallie P. Kelly — 2/23/11

Sallie Kelly, Recording Secretary — Date

Chris Lampropulos — 2/23/11

Chris Lampropulos, President — Date