CVPOC BOARD OF DIRECTORS MEETING
October 15, 2011

Call to Order: The CVPOC Board of Directors meeting was called to order on October 15, 2011 at 10:00 a.m. by President Mary McGann. A quorum was established consisting of the following Doug Barrow, Peg Mawhinney, Mary McGann, Albert Gelmstedt and Chuck Dunlap. Absent were Melba Reinke and Mike O'Harrow.

Reading of the Minutes:
Peg Mawhinney moved to approve the September meeting minutes seconded by Albert Gelmstedt. Approved unanimously.
Peg Mawhinney moved to approve the Special Board of Directors Meeting Minutes of October 7, 2011, seconded by Albert Gelmstedt and approved unanimously.
Peg Mawhinney moved to amend the previously adopted August minutes to reflect the following motions:

- Peg Mawhinney moved to adopt the Prudential Pacific Properties contract extension with the caveat that the properties be upgraded to make them salable. The motion was passed 5-2 with Charles Dunlap and Albert Gelmstedt voting no.
- Doug Barrow moved we reconsider the previous motion to accept the contract extension but keep the current prices for the properties. This motion passed 4-3.
- Doug Barrow moved to amend Peg Mawhinney's motion to accept the contract extension, with the upgrades to the properties to be made salable, and at the current price. This motion passed 5-1 with Peg Mawhinney voting no.
- Motion to accept the Prudential Pacific Properties contract extension, to upgrade the properties to make them salable, and the price, as amended by Doug Barrow, to remain at the current prices the passed by 5-1, with Peg Mawhinney voting no.

Peg Mawhinney made a MOTION to approve the amended August Minutes. Passed unanimously.

Treasurer's Report:
Peg Mawhinney read the Treasurer's Report for Melba Reinke.

Committee Reports:
Activities Committee: Still in need of a Chair.
Architectural Review Committee (ARC): Albert Gelmstedt reported three permits were issued. Lots 72, 123 and 125.
Communications Committee: John Mawhinney reported the committee met three times and discussed Complaint policy, WEB site development and production of the Monthly Newsletter.
Elections Committee: No Report.
Facility Management: Peg Mawhinney read the report for Palmer Hundtoft concerning the bids for the pool repairs and patio issue.
Financial Management: Peg Mawhinney read the report for Melba Reinke stating the 5-Year Reserve Study had no meeting. Collections Committee's report was included.
Personnel Committee: It was recommended that the Board dissolve the Ad-Hoc committee on Park Management options and turn the duties over to the Personnel Committee. Also reported that Kathy Austin has completed her 90 day probation period and the committee recommended a change from hourly wages to salary per her request effective January 1, 2012.

- Peg Mawhinney made a MOTION to offer a new contract with Kathy Austin changing from hourly to salary to begin January 1, 2012. Second by Albert Gelmstedt. Approved unanimously.
- Peg Mawhinney made a MOTION to dissolve the AD Hoc Committee on Park Management options and turn the duties over to the Personnel Committee. Seconded by Albert Gelmstedt. Passed unanimously.

Maintenance Report:
Frank Brooks reported that asphalt repairs will start next week at South Gate and East Section. Bids are coming in on the South and East fencing, entry way of Club House still being evaluated, pool repairs to begin on Wed., 19th of October. Upgrading of the properties for sale to begin with digging the trenches. Forms for shut off of water if gone longer than 30 days will be sent out with the newsletter.

Unfinished Business:
1. Need Chair for New Owners Orientation.
2. Dave Craddock to go ahead and purchase the sound equipment needed.
3. Peg made MOTION to close satellite bathroom from Nov. 1, 2011 to May 1, 2012 and open the club house bathroom at 7am in the morning during the winter months. The Motion passes unanimously.

New Business:
Driftwood Drive Speed Bump: Peg made a MOTION that we install a speed bump on Driftwood Drive upon receipt of a petition of 10 people living in the area that wish to have it done. It is to be of a composition to slow traffic down to 10 mph. Seconded by Albert Gelmstedt. Passed unanimously.

Correspondence: None

Good of the Order:
1. Alta Taylor discussed tenant issues.
2. Jude Craddock discussed eliminating the food bin in post office and donating what there is to the food share.
3. Max Kuo a volunteer under the Facilities Management Committee discussed improvement of the common areas.

Adjournment:
Peg Mawhinney made a motion to adjourn. Seconded by Albert Gelmstedt. The meeting was adjourned at 11:30 p.m.

Mary McGann
Mary McGann, President — Date: 02/13/12

Margaret 'Peg' Mawhinney
Peg Mawhinney, Secretary — Date: 4/16/2012