CVPOC BOARD OF DIRECTORS MEETING
October 16, 2010

Call to Order: The CVPOC Board of Directors meeting was called to order by President Chris Lampropulos on October 16, 2010 at 10:00 a.m. A quorum was present consisting of the following Directors: Ginger Anderlohr, Denise Crowe, Charles Dunlap, Dee Force, Albert Gelmstedt, Nelda Graf, Mary McGann, Michael O'Harrow and Melba Reinke.

Fill Vacant Board of Directors Seat (Northeast Sector): Two lot owners requested to be considered for the empty seat. Kitty Halverson received four votes and Doug Barrow received five votes. Doug Barrow will represent the Northeast Sector.

Elect Vice President: Ginger Anderlohr moved to elect Al Gelmstedt Vice President and the motion to approve was unanimous.

Pool Committee Report: Peg Mawhinney presented a sample ballot that has been prepared to put the pool issue to a vote as per the board request. The two options to be presented to members for a vote are to permanently close and fill the pool or replace the present pool with a pool within a pool. The Ad Hoc Pool Committee will forward the information and sample ballot to the Elections Committee. Mary McGann suggested that the ballot information needs to contain as much information as possible about the two alternatives.

Guest Speaker: Fire Marshal Sean Barrett spoke to the board and lot owners regarding fire safety and prevention. He said he had taken a little time to drive around our park and was impressed by how nice it looks. He reminded people to keep brush and limbs away from their buildings and to try to keep a 2 - 3 foot area clear around each building for wildfire safety. He said that permits were not necessary to use an outside fireplace. He said that propane tanks can be close to the house as long as they don't hold more than 125 gallons. A Coast Village member asked what he recommended for space heaters and he said that oil filled heaters are what the fire department recommends, as they are the safest. He also said that as of July 2010, carbon monoxide alarms are required when rentals are sold and that by April 1, 2011, they will be required in ALL rentals.

Membership Input on Agenda Items: Chris O'Neil presented information about a company called American Leak Detection and suggested it might be useful in considering our water problem. The board will consider this as an item on the November agenda.

Reading of the Minutes: Dee Force made a motion that the minutes be corrected to reflect amendments made to the original motion regarding McKenzie Excavating in the September 25 meeting. Melba Reinke amended the motion for the minutes to reflect also that the board tables the matter of the trash drop off area until a later date. Approval of the amendment was unanimous. Ginger Anderlohr moved that we accept the corrected minutes and approval was unanimous.

Treasurer's Report: From Melba Reinke, CVPOC Treasurer: Making a budget comparison of the water & sewer billing (which is of high interest these days as we pursue the water/sewer repair project) at the end of the first quarter, we are over budget in that category of $427.95 at this point.

A budget comparison of other line items indicated a couple of over budget items for the quarter: Propane by approx. $1,450 (which should reduce with the small pool closure) and Printing & Productions by approximately $360.

A tidbit of information, which keeps us all aware that "costs continue to rise," an announcement from the phone company lets us know that business services will increase on November 9, 2010. This increase is minimum for CVPOC (approximately $5.00/mo). And a reminder, once again, that though we are working on the water/sewer situation, those rates will be increasing quite substantially in mid 2011.

CVPOC year end federal and state tax returns prepared by Davis, McCulloch & Holloway, LLC CPAs were submitted timely on September 15, 2010.

COMMITTEE REPORTS:

Activity Committee: Shirley Shotwell reported that activities this year have been very successful and the Activity Committee is already planning for next summer. The Food Share program in the park has been very

successful and is confidential, so if you know of someone in need of help, please contact Jude Craddock. The garage sale was successful and the committee is planning to have another one next summer, possibly in our parking lot to avoid traffic problems. The October 9 dinner and trick or treat party have been cancelled. Shirley indicated that the money earned at the Wednesday morning coffees will be donated to the activity fund to beautify the breezeway area and possibly purchase and install a window in the recreation room that can be opened during warm weather.

ARC Committee: Ginger Anderlohr reported that Lot 260 had removed a non-operative car as requested but had not cleaned pine needles from the shed roof or top of the slide out on the trailer as requested in the original complaint. She reported that it is necessary to clean this lot up so it will improve the salability of Lot 261. She moved to send a letter to the owner of Lot 260 asking the necessary work in the original complaint be completed in 15 days or a fine of $10 a day will be implemented until the work is done. Approval of the motion was unanimous.

Financial Management Committee: The Collections Committee met on October 1 to review current procedures regarding collections. It was agreed to continue with the current collection procedure through Vial Fotheringham. The Five Year/Reserve Plan Committee met and is presenting a draft version of the Five Year Plan to the board today.

Elections Committee: Ila Mae Robinson reported that the ballots for funding the water system repair would be opened and counted on October 19.

Facility Management Committee: Larry Phillips reported that he had done another test on our main water line during the night to determine if less water was running in the line. He said gallons used during the test period had dropped from 1300 gallons to 1017 gallons which is a reduction of about 25%. He also indicated that he plans to ask Frank Brooks to get a quote for putting carpet in the breezeway area of the clubhouse for next season.

Zoning Committee: Ginger Anderlohr reported that she had been appointed Zoning Coordinator, and had prepared a letter to send to the Planning Commission regarding our preference to be considered a Single Family Residence/Recreation Park when our zoning is considered by the City of Florence. Dee Force moved to appoint a Zoning Committee and approval was unanimous. Al Gelmstedt will work with Shirley Hunt, Co-Chair, and other interested lot owners in communicating with the Planning Commission.

Maintenance Report: Frank Brooks reported that the water pressure regulator serving Coast Village has been successfully installed. He also said that a new cement slab will be poured very soon in the sidewalk in front of the office to complete the repair from an earlier water leak.

OLD BUSINESS:

Five Year Plan: Melba Reinke moved that the board accept the Five Year Plan for 2010-2015 as presented, which would increase the amount of money added to the reserve fund each month from the operating fund. This would not increase current dues. The increase into the reserve fund would be from the $10 currently added to $20. Approval of the Five Year Plan motion was unanimous.

Agenda Item Request Form: Dee Force moved to approve the Agenda Item Request form. Melba Reinke amended the motion to require that backup of board agenda items should be required in the office no less than six working days before the board meeting. Approval of the motion was unanimous.

ARC Policy and Procedures, Rules & Regulations, Guidelines for Lot Owners, Cover Sheets and Form: Ginger Anderlohr moved to approve the ARC documents as presented at the September 18 meeting and approval was unanimous.

NEW BUSINESS:

Appoint Supervisor for Maintenance Supervisor and Facility Management Committee Chair: Dee Force moved to appoint Al Gelmstedt and Larry Phillips as Co-Chairs of the Facility Management Committee and to supervise the Maintenance Supervisor. Approval was unanimous.

Employee Health Insurance Renewal: Melba Reinke moved to renew the employee health insurance plan through Coast Insurance. The monthly premium will be $571.84 per month for each covered employee.

Approval of the motion was unanimous.

Year End Financial Review: Melba Reinke asked if the board wanted the CPA firm to come to a meeting to do a year end review of the books with the board. The board felt this was not necessary at this time and no action was taken.

Lot Owner Request Regarding Employee Compensation: Georgia Dame presented a board agenda item titled "Employee Compensation! Employee salaries in comparison to state and county." Melba Reinke indicated that this item could be referred to the Personnel Committee. No action was taken.

CORRESPONDENCE: Two letters were read. The first letter was from lot owner Phillip Heer, asking to be considered as a bidder on our time and materials project to repair our water system. It was pointed out that our current Bylaws do not allow lot owners to work for Coast Village.

Another letter was read from Jim and Sherry Read indicating their opposition to any dues increase and asked that cutting expenses would be considered before a dues increase.

GOOD OF THE ORDER: Mike O'Harrow said that he felt that the leak detection presentation should be highly considered because it was his feeling we need to find out where the worst leaks are when we begin the water line repair project.

Roger Brehm asked that he be allowed to have input on the wording on the pool ballot that will be going out soon. It was suggested that he and Peg Mawhinney work on this and then forward it to the Elections Committee.

ADJOURNMENT: Ginger Anderlohr moved to adjourn the meeting at 1:42 p.m. and approval was unanimous.

Chris Lampropulos 11-19-10

Chris Lampropulos, President Date