CVPOC BOARD OF DIRECTORS MEETING
November 13, 2010

Call to Order: The CVPOC Board of Directors Meeting was called to order November 13. 2010 at 10:00 a.m. by Board 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, Mary McGann, Michael O'Harrow and Melba Reinke. Nelda Graf was absent.

Reading of the Minutes:

- Melba Reinke made a **MOTION** to approve the October 16, 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 month ended October 31, 2010 was presented to the board. Mrs. Reinke, Treasurer, read the following statement: "Reviewing the Treasurer's Report and other financial information for the month ending October 31, 2010, I would note that the water/sewer bill has dropped again in this period. CVPOC's financial situation seems to be holding its own at the moment. Any questions, I would recommend you ask me and I will get an answer to you. CVPOC year end financial reports prepared by Davis, McCulloch and Holloway, LLC, CPAs, are available in the CVPOC office. Respectfully submitted, Melba Reinke, Treasurer."

Committee Reports:

Budget: Chair Melba Reinke stated the following: "Budget Committee met on November 8, 2010. Members attending included Chair Melba Reinke, Diana Phillips, Sharon Samuelson and Lowell McGann. Jason Wilson was unavailable. The meeting was called to review the financial status with reference to the current budget. A comparison of each item for both income and expenses was studied for the period July 1, 2010 through October 31, 2010. Committee members agreed the review results indicate that adjustments to the current budget are deemed unnecessary at this time. Continually monitoring the budget, further reviews will be done periodically as deemed necessary; most likely when the January 2011 month end financial reports are available.

Communications: Larry Phillips presented a report for Chair Bill Force, who was not in attendance. Mr. Force's report included a synopsis of topics discussed with Jep Norwood for a proposed set up and update for the Coast Village Website.

Elections: Melba Reinke reported for Chair Ila Mae Robinson, who was not in attendance, that ballots for the proposed Bylaws changes were mailed on October 22, 2010 and will be opened and counted on November 19, 2010.

Facility Management: Co-Chair Larry Phillips reported: a water sample from the Coast Village water system that was submitted for testing to determine asbestos levels came back clean; the committee is keeping track of maintenance staff hours on work related to the water system upgrade project; discussed a possible refund from the City of Florence for water losses due to leaks; and suggested carpet for the conference room and other related facilities issues.

Pool Ad Hoc: Chair Peg Mawhinney presented the ballot issue concerning the large pool.

Maintenance Report:

The December personnel work schedule and December and January 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) ***Large Pool Ballot:***

- A **MOTION** was made by Mary McGann to send out a ballot to the Coast Village membership whether or not to permanently close and fill the large pool on a yes or no vote and further, a statement of no more than 100 words will be allowed to be published in the Coast Village Reporter 10 days prior to the ballot being sent out, one for closure and one against closure of the large pool (one statement per side). The motion was seconded by Denise Crowe and passed unanimously.

New Business:

1) ***Water Leak Detection:*** No action taken. Information to be filed for future reference.

2) ***Employee Annual Bonus:***

- A **MOTION** was made by Melba Reinke to give each of the four Coast Village employees a $100 annual bonus. Denise Crowe seconded the motion, which passed unanimously.

3) ***Collections:***

- Albert Gelmstedt made a **MOTION** to pursue efforts to locate the past owners of two lots, foreclosed on by others, for the collection of past due accounts. The motion was seconded and failed unanimously.
- Mary McGann made a **MOTION** to write off the debt owed by the previous owners of two lots foreclosed on by others. The motion was seconded and passed unanimously.

Note: Dee Force was absent for the remainder of the meeting due to loss of telephone communication.

4) ***Board Meeting Attendance by Non-Members:***

- Mike O'Harrow made a **MOTION** not to allow non-members to attend Coast Village board meetings unless requested by the board. Denise Crowe seconded the motion, which passed with seven yeas and one nay (Mary McGann).

5) ***Sales Agreements for Lots 43 & 261:***

- Doug Barrow made a **MOTION** that Shirley Hunt, real estate broker with Prudential Pacific Properties, be the listing agent for the sale of Coast Village Lots 43 and 261. The motion was seconded and passed unanimously.

Correspondence:

None

Good of the Order:

None

Adjournment:

- A **MOTION** was made to adjourn the meeting at 11:50 a.m. The motion was seconded and passed unanimously.

Recording Secretary — Date: 1-24-11

Chris Lampropulos, President — Date: 1/19/11