

MINUTES

CVPOC BOARD MEETING DECEMBER 13, 1997

The meeting was called to order by President Chris Lampropulos. A quorum was present consisting of Jason Wilson, Larry Jackson, Doug Barrow, Janet Gunn, Lisa Honseler, and Carolee Blatter.

There was a reading of the minutes for the November 4, 1997 meeting. There was one correction to the spelling of Janet Gunn's name. Carolee Blatter made a motion to accept the minutes with that one correction. Janet Gunn seconded the motion, motion carried unanimously.

Jason Wilson requested that "action to be taken" lists be generated by the secretary for assignment distribution by the President. These "to do" lists will then appear under Old Business on the next agenda for follow-up. It is hoped that this procedure will make certain that there will be appropriate follow-up on matters that come before the Board.

The Treasurer's report was given by Lisa Honseler. As of 12-12-97 there was \$26,607.63 in the checking account and as of 11-24-97 there is \$36,411.70 in the money market account. Carolee Blatter made a motion to accept the treasurer's report; Janet Gunn seconded the motion, motion carried unanimously.

The CV Board reviewed the expenses for November and after a brief discussion regarding pool and employee costs, the report was unanimously accepted. It was noted that Lisa Honseler will have a report for CV employee costs versus continued use of Cardinal Employment for the next meeting.

CORRESPONDENCE: The resignation of Jinx Ostrom from the Board was read. There was a round of applause and grateful thanks for the wonderful job she has done as Board Secretary and Committee Chairperson for the C.C. & R. Committee. Her hard work and diligence is truly appreciated.

COMMITTEE REPORTS:

Elections Committee: Chairperson, Pat Wood, indicated there is only one applicant (Charlene Lampert) so far for the position of Board member. The President may appoint this applicant by next month if there are no other applications.

House Committee: Chairperson, Janet Gunn, reported that there is a short report for this month as there were only three complaints: (1) Clean-up on property (2) Remove an old car (3) Speeding and going the wrong way on our street..all of these complaints have been dealt with.

Architectural Committee: Chairperson, Janet Gunn, reported that one Park Model has been approved for 98 Outer Drive; A new Coach has been approved for 174 Nob Hill; one complaint about gate cards not working was referred for follow-up by Jackie. The Architectural Committee is dealing with a significant problem created by Carl Grall, owner of Lot 175 Nob Hill who moved a trailer onto the lot the evening of December 11, 1997 without prior approval for this old, dirty used unit. A letter to notify Mr. Grall that this trailer does not comply to acceptable standards for Coast Village was drafted and a copy is included in the Board's working papers for this meeting. A motion to approve this letter will be called for under New Business.

OLD BUSINESS:

Chris Lampropulos called for a motion to keep the Homeowner's Dues at \$80.00 per month for another year. We still have many costly repairs to make to: Post office roof, Roads, Electrical concerns, Pools (painting is going to be expensive), Showers and Emergency Reserves recommended by the CPA's to finance. Carolee Blatter made a motion to keep the dues at \$80.00 for another year; the motion was seconded by Larry Jackson; motion passed unanimously.

Water pressure problems, especially on the hilltop units, continues to be a concern. Board member, Francis Dover, was our most knowledgeable and diligent working contact with the Water Department regarding these problems. Francis is going into the hospital next week for lung cancer surgery. Doug Barrow expressed concern that we not drop the ball in light of this news, but rather make plans to have someone else carry on the work Francis was doing. Within the next few months the City of Florence is going to install a new pump that will boost our water pressure. Chris and Jason will continue to follow-up on this problem.

Foreclosures: Liens are in place for Sharp's place and Prosses place.

Doug Barrow requested information be brought to the Board regarding the cost of placing liens on properties. Chris will follow-up with a cost break-down for this procedure.

Chris reported that there are approximately 13 to 14 homeowners who are constantly becoming delinquent. These homeowners will accumulate fees, then come in as soon as collection efforts force them to pay and then the cycle will repeat itself. These habitual late payers create the most work.

Pending Projects: All the buildings scheduled for fumigation have been fumigated. Chris has been successful in getting

Ray Dunning to become re-interested in working for us again on special projects. Electrical repairs in the office have been completed. All the bathrooms have been grounded now. Larry Jackson asked if the work needed on the pools was going to be put out to bid. We have been working with 101 Spa locally which means we don't have to go to Eugene to get our supplies, etc. One of the serious problems we encountered was that the calcium was leached out of the cement because the chemical balance in the water was not right. This caused pockets in the cement pool which in turn caused cracking and leakage. Once per month 101 Spa's comes in and checks the chemical balance of the water and checks for other problems. We have to drain and repaint the pool with the proper paint (approximately \$55 gal) before summer use. It is hoped that this monthly pool maintenance will prevent future problems of this kind. It is planned to put the painting of the pool job out to bid.

NEW BUSINESS:

Lisa Honseler reported that we received a notice of Electrical Rate increase from the PUD. She is monitoring the electric bills and will advise the Board as soon as this increase become effective. It is not yet known whether we will need to pass this rate increase on to the homeowners.

Chris Lampropulos called for a motion to establish guidelines for an official Coast Village newsletter, to be sent to every homeowner with their monthly bills, etc. It is expected that the newsletter will publish park information, committee news items, a message from the president and light hearted news. Janet Gunn made a motion to approve this publication; Lisa Honseler seconded the motion; motion carried unanimously.

Chris reported that pumping stations have to be cleaned out every year. We are in the process of setting up an annual maintenance program.

Chris Lampropulos brought before the Board a letter drafted by the Architectural Committee to Mr. Carl Grall for the purpose of notifying him that the trailer he moved onto Lot 175, Nob Hill does not comply with Coast Village standards. Carolee Blatter made a motion to give permission to the Architectural Committee to send this letter and to follow up with Mr. Grall. Jason Wilson Seconded the motion. Five member for and one against, motion carried.

There was a discussion regarding Article 5.3 of Coast Village Amended and Restated Declaration of Covenants, Conditions and Restrictions which deals with Temporary Structures. It was requested that Chris Lampropulos get a more exacting definition of "Structures" from the attorney. A meeting to review issues regarding this definition, what kind of waiting period is required after a trailer has been here for the

maximum period of time. Chris will organize a working committee to continue to refine these issues and policies.

Doug Barrow made a motion to adjourn this meeting. Janet Gunn seconded the motion. Motion carried unanimously.

Charlene Bumpert

Minutes Approved Jan. 10, 1998

Chris Lampropoulos
Chris Lampropoulos, President

