CVPOC BOARD OF DIRECTORS MEETING
February 19, 2011

Call to Order: The CVPOC Board of Directors Meeting was called to order February19, 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, Al Gelmstedt, Nelda Graf, Mary McGann and Melba Reinke.

Elect Secretary: The position of board Secretary became vacant due to the January 26, 2011 resignation of Dee Force.

- Melba Reinke nominated Mary McGann to fill the vacant Secretary position to complete the current term. The motion was seconded by Albert Gelmstedt and passed unanimously.

Reading of the Minutes: Melba Reinke presented a request by Linn Duske to amend the minutes of the January 15, 2011 Board of Directors meeting to include a statement given by Mrs. Duske under Good of the Order to wit: "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."

- Mary McGann made a **MOTION** to amend the January 15, 2011 Board of Directors Meeting minutes to include the discussion with Linn Duske. The motion was seconded by Albert Gelmstedt and passed unanimously.
- Mary McGann made a **MOTION** to approve the minutes as amended. The motion was seconded by Melba Reinke and passed unanimously.

Treasurer's Report: The Treasurer's Report and financial information for the month ended January 31, 2011 and the current fiscal year to January 31, 2011 was presented. Mrs. Reinke, Treasurer, reported the following: "Financial activity for the Coast Village Property Owners Corporation appears stable at this time and budget variations are minor overall. Comparing accounts receivable from the December 31, 2010 report to the end of January funds have been received, reducing the balance for overdue member receivables by $2898, noting this account is followed continually and appropriately. Expenses reflecting the Coast Village water system upgrade through January 2011 are $49,984.57. A review of the project by the Facility Management Committee reveals that it anticipates the $60,000 allocated for the current fiscal year from the major maintenance/reserve fund will be adequate to complete the work for this phase. In addition, an estimate has been received for necessary repaving 43 spots at a cost of $6515. This will be done early in Coast Village 2011-2012 fiscal year, which begins July 1. Weather conditions will be more suitable at that time and the cost will be utilized with the 2011-2012 Five Year Plan funds already allocated for the water system upgrade project."

Committee Reports:

Communications: Warren Davidson of 179 Outer Drive announced his resignation as a member of the Communications Committee due to health issues, and mentioned the need to find a new committee chair.

Facility Management: Co-chair Albert Gelmstedt reported the current phase of the water system upgrade project is about 98.9% completed and is coming in under budget; a bid has been received for repaving, which is planned for spring.

Collections: Chair Chris Lampropulos reported: $3,134 was collected in January for delinquent amounts owed; 7 of 8 owners who received a reminder letter of unpaid dues in early January paid their account in full by the end of the month and the 8th owner was sent notification their account will be turned over to the attorney for collection if not paid within 30 days; in February, 5 reminder letters were sent to owners with past due accounts, 1 account was paid in full, partial payment was received on 2 accounts and notice was sent to the other 2 owners that their account will be turned over to the attorney for collection if not paid within 30 days.

5 Year Plan-Reserve Study: Chair Diana Glasgow reported substantial progress has been made on the reserve study in the last month with the assistance of committee member Lowell McGann and Greentrees general manager Louis Dashofy, with about 40% of the set-up completed.

Pool (Ad-Hoc): Mary McGann read a report submitted by Chair Peg Mawhinney regarding the outcome of the pool vote and suggestions for bringing the pool closure project to completion.

Maintenance Report:
The March personnel work schedule and maintenance projects list were presented to the board. A report of projects completed by maintenance over the past month, including an update of the water system upgrade project, was prepared by maintenance supervisor Frank Brooks and read by Facility Management Committee co-chair Albert Gelmstedt.

Old Business:
1) ***Internet Service:*** Diana Glasgow summarized current CVPOC telephone and internet services and presented quotes for a needed update of the services.

- Melba Reinke made a **MOTION** to approve the Core Connect Qwest Bundle for CVPOC's phone and high-speed internet service as soon as a change-over can be scheduled. The motion was seconded by Mary McGann and passed unanimously.

Melba Reinke recommended that, with the approval of high-speed internet service, now would be a good time for CV to enter into an agreement with Siuslaw Bank for online banking, which would allow members to sign up for automatic payment of their monthly dues through their own bank, if they choose to do so.

- Melba Reinke made a **MOTION** for CVPOC to proceed with completing the forms necessary to participate in business online banking with Siuslaw Bank, with the office manager and the CVPOC Treasurer having access to the online account. The motion was seconded by Mary McGann and passed unanimously.

2) ***Website:*** Diana Glasgow presented an additional quote for webmaster services, and reported the status of the current CVPOC website following recent resignations, the need to continue with monthly updates provided by the Communications Committee and summarized the website hosting service currently used by CVPOC.

- Nelda Graf made a **MOTION** that Diana Glasgow and Terri Atkinson (office manager) maintain the website for the present time, with information to continue to be provided by the Communications Committee. The motion was seconded by Mary McGann and passed unanimously.

3) ***Lot 12 Rental:*** Chris Lampropulos updated the board on the situation with CVPOC owned Lot 12, which has been turned over to the insurance company.

New Business:
1) ***Replacement of Directors:***

- Melba Reinke made a **MOTION** to hold off replacing directors who have recently resigned since the bylaws are changing for the new fiscal year in July. The motion was seconded by Nelda Graf and passed unanimously.

2) ***Price Reduction for CVPOC Lots 43 & 261:*** Listing agent Shirley Hunt recommended a sale price reduction from $44,500 to $39,000 for CVPOC owned Lot 43 and a sale price reduction from $52,250 to $45,000 for CVPOC owned Lot 261.

- Albert Gelmstedt made a **MOTION** to reduce the sale price of Lots 43 and 261 per Shirley Hunt's recommendation. The motion was seconded by Doug Barrow and passed unanimously.

3) ***Water System Upgrade Project:*** Melba Reinke reported that with the current phase of the water system upgrade near completion, it appears the project costs will remain under the $60,000 allocated for this fiscal year.
4) ***Appoint Communications Committee Chair:*** No members volunteered to fill the open position.
5) ***Appoint New Member Orientation Committee Chair:*** No members volunteered to fill the open position.

- Melba Reinke made a **MOTION** to place an article in the newsletter encouraging volunteers for chairman of the Communications Committee and the New Member Orientation Committee. The motion was seconded by Albert Gelmstedt and passed unanimously.

Correspondence:
(None)

Good of the Order:
Chris Lampropulos reported receiving a call from a member wishing to donate a pool table to Coast Village.

- Melba Reinke made a **MOTION** to not approve having a pool table in a recreation area. The motion was seconded by Albert Gelmstedt and passed unanimously.

A suggestion was made by Doug Barrow for an evaluation of the satellite restroom.
Suggestions of what to do with the large pool and surrounding area were discussed.

- Melba Reinke made a **MOTION** to dispense with the ad-hoc Pool Committee as it stands and form a committee to do more research as suggested by Peg Mawhinney (committee reports) and move on with the issue with a great deal of study and polling of the members, also as suggested. The motion was seconded by Albert Gelmstedt and passed unanimously.

Adjournment:

- A **MOTION** was made by Mary McGann to adjourn the meeting at 11:05 a.m. The motion was seconded by Albert Gelmstedt and passed unanimously.

Mary McGann, Secretary — Date: 03/22/11

Chris Lampropulos, President — Date: 3/22/11