CVPOC BOARD OF DIRECTORS MEETING
March 19, 2011

Call to Order: The CVPOC Board of Directors Meeting was called to order March 19, 2011 at 10:00 a.m. by President Chris Lampropulos. A quorum was present consisting of the following Directors: Doug Barrow, Charles Dunlap, Albert Gelmstedt, Mary McGann, Michael O'Harrow and Melba Reinke.

Reading of the Minutes:

- Albert Gelmstedt made a **MOTION** to accept the minutes of the February 19, 2011 Board of Directors Meeting minutes as written. The motion was seconded by Charles Dunlap and passed unanimously.

Treasurer's Report: The Treasurer's Report and financial information for the month ended February 28, 2011 and the current fiscal year to February 28, 2011 was presented. Mrs. Reinke, Treasurer, reported the following: "Reviewing budget vs. actual figures and the February 2011 financial reports presented today, variations are justifiable at this time. My additional comments: Expenses reflecting the CVPOC water system upgrade through February 2011 of $54,524.87. The project continues to be on track with the expectation of expenses anticipated still being within the $60,000 allocated for the current fiscal year from the major maintenance/reserve fund. Water/sewer expenses continue to remain steady. Propane expense will increase with the opening of the swimming pool. A Budget Committee meeting will be scheduled before the next board meeting for budget review of the fiscal year third quarter ending March 31. Members may begin authorizing electronic payments of their dues as soon as the April billing invoices are mailed. Information will be provided with the invoices as well as a reminder in the April newsletter. Any questions or interest in more detailed information, please do not hesitate to contact me."

Committee Reports:

Activity: A written report announcing a tentative schedule of upcoming events and plans was submitted by Sharyn Read, Co-Chair, and presented to the board and attending members.

Architectural Review: Acting Chair Albert Gelmstedt reported a complaint about a dumpster that has been resolved.

CC&R's & Bylaws: A written report outlining current plans for evaluating and updating current CV Rules & Regulations was submitted by Chair John Mawhinney and presented to the board and attending members. Committee member Mary McGann reported the amended bylaws have been recorded and committee members will be reviewing the Rules and Regulations.

Facility Management: Co-Chair Albert Gelmstedt reported projects are going as planned. Mary McGann reported for the Pool Subcommittee, announcing the need for committee members and ideas for addressing the specifics associated with the closure of the large swimming pool.

Collections: Chair Chris Lampropulos reported 5 past due accounts with a total of $1,576.81 owed as of March 17, 2011, including March charges; reminder letters were sent to the owners and a second letter will be sent near the end of the month to any owner whose account still remains past due, notifying them 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 work is continuing on the reserve study.

Zoning: Albert Gelmstedt reported: a City of Florence Zoning Committee meeting will be held at city hall on March 22 at 7 pm; City of Florence personnel has contacted the CV Zoning Committee to schedule a meeting in the near future to discuss Coast Village's zoning related needs.

Maintenance Report:

The April personnel work schedule and maintenance projects list were presented to the board. A report

of projects completed by maintenance over the past month was prepared by maintenance supervisor Frank Brooks and read by Facility Management Committee Co-Chair Albert Gelmstedt.

Old Business:

1) ***Water System Upgrade Project:*** Albert Gelmstedt discussed a control system for the newly installed individual lot water shut off valves, including the role of the corporation and the lot owners, and the procedures for repairing water leaks in lot owners' service lines.

- Melba Reinke made a **MOTION** that it is the owner's responsibility to contact the CVPOC office or maintenance to turn off water at their street side valve when leaving for an extended period of more than 30 days as CVPOC is not responsible for the cost to repair water leaks. The motion was seconded by Albert Gelmstedt. The motion was amended by Melba Reinke to include that the homeowner needs to give advanced notice to turn the water on or off by telephone to the office or maintenance. The amendment was seconded by Michael O'Harrow and passed unanimously. The main motion passed unanimously.

2) ***Appoint Communications Committee Chair:*** Item tabled.

3) ***Appoint New Member Orientation Committee Chair:*** Item tabled.

New Business:

1) ***Inspection of Satellite Bathroom:*** Report to be presented at next board meeting.

Correspondence:

(None)

Good of the Order:

Melba Reinke suggested putting an item as a reminder in the newsletter to solicit input from members for closing the large pool and an item about the ruling by the board regarding the water shut off valves.

Melba Reinke announced that Wi-Fi and DSL (high speed internet) have been installed, the user name and password will be posted on the bulletin board at the entrance to the clubhouse, and an item placed in the newsletter.

Albert Gelmstedt suggested the water shut off valve issue be a running article in the newsletter for several months.

Melba Reinke suggested the Wi-Fi installation announcement also run for 2 or 3 months in the newsletter; also, the option for members to pay dues electronically should be included on the monthly billing statement for the next 2 or 3 months.

Adjournment:

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

Mary McGann, Secretary — Date: 04/26/11

Chris Lampropulos, President — Date: 4/25/11