CVPOC BOARD OF DIRECTORS MEETING
April 16, 2011

Call to Order: The CVPOC Board of Directors Meeting was called to order April 16, 2011 at 10:00 a.m. by President Chris Lampropulos. A quorum was present consisting of the following Directors: Ginger Anderlohr, Doug Barrow, Albert Gelmstedt, Nelda Graf, Mary McGann, Michael O'Harrow and Melba Reinke.

Reading of the Minutes:

- Mary McGann made a **MOTION** to accept the minutes of the March 19, 2011 Board of Directors Meeting minutes as written. The motion was seconded and passed unanimously.

Treasurer's Report: The Treasurer's Report and financial information for the month ended March 31, 2011 and the current fiscal year to March 31, 2011 was presented. Mrs. Reinke, Treasurer, reported the following: "Excellent news! Please note that the CVPOC water system upgrade expenses have been capitalized and the total expense of $52,975.63 taken from the Major Maintenance/Reserve Funds replenishes the Operating Expenses account. The project is complete according to our Maintenance Supervisor's report with the exception of paving repairs remaining which will be done when weather cooperates. All persons (too many to name individually here) involved from the inception of this project to completion are to be sincerely applauded for all the time, effort and labor to bring this to completion, especially with the total expenses being within the projected $60,000 allocated for the current fiscal year from the Major Maintenance/Reserve Fund. As I review and compare budget vs. actual figures on the March 2011 financial reports presented today, all line item variations can be justified. In my March report I anticipated a Budget Committee in-depth review of the CVPOC financial status to report at this Board meeting. This did not work out but rather will be scheduled for report at the May Board meeting. Please do not hesitate to contact me with any questions you may have regarding the financial reports."

Committee Reports:

Activity: A report was submitted by Co-Chair Sherry Read and read by Ila Mae Robinson, announcing: the project to get group rates at Coastal Fitness has been put on hold pending additional interested CV members and a volunteer bookkeeper; Wednesday morning "coffee perk up" will be held at 10 a.m. on May 4 and May 11, the following Wednesdays are pending a host/hostess; the committee is seeking a volunteer to plan a weekly Wednesday movie night; Friday evening bingo will resume in May pending a host/hostess; the committee is seeking community interest and feedback to plan and implement a garage sale and possibly an arts & crafts fair for this summer; a chili cook off will be held May 21; "Christmas in July" will be held on July 16; the committee is accepting new donations for their "food closet" project; the committee has requested maintenance to install sliding glass doors or windows that open for improved ventilation in the adult lounge, to be paid for with committee funds; the committee is seeking additional volunteers to assist with committee activities.

Architectural Review: Acting Chair Albert Gelmstedt reported approval for construction of a deck and block wall at Lot 162 Outer Drive.

Elections: Chair Ila Mae Robinson requested a board ruling, to be in compliance with the recently recorded CV bylaws, for this year's annual election in regards to the number of candidates that will be sought to fill board positions and the method for sending elections mailings, as no plan has been implemented for the transition to the new board structure or for electronic balloting.

Ginger Anderlohr stated that she would be resigning after the June board meeting, so there would be three vacant Director positions open for the July election.

- Melba Reinke made a **MOTION** that the Elections Committee be authorized to send notices by mail to the membership requesting names of those wishing to be candidates for director and/or president for the 2011-2012 fiscal year. The motion was seconded and passed unanimously.

Facility Management: Co-Chair Albert Gelmstedt reported a member has offered a donation of carpeting. Mr. Gelmstedt recommended that the carpet be installed in the conference room (next to the business office) to improve the acoustics and mentioned possible flooring improvements to the clubhouse breezeway area.

- A **MOTION** was made to look into improvements for the conference room and breezeway. The motion was seconded and passed unanimously.

Pool Subcommittee: Mary McGann, Co-Chair, reported: the committee would like as much membership input as possible for the beautification of the large pool area; the committee needs more members; specifications for filling the pool have not been finalized and help is needed to formulate the specifications for bids; a City of Florence representative has told the committee a permit is not necessary for filling the pool; it has been recommended that the fill be compacted for any future construction.

Financial Management:

Collections Subcommittee: Chair Chris Lampropulos reported: 6 past due accounts with a total of $1,906.79 owed; collection letters were sent to owners of past due accounts and follow-up letters will be sent if necessary; the committee continues to monitor all accounts at least monthly, and continues to follow the Coast Village policy for collection of past due accounts.

5 Year Plan/Reserve Study Subcommittee: Melba Reinke reported: Diana Glasgow is continuing preparation of the reserve study with input from Frank Brooks and members of the Facility Management Committee; the reserve study has become a much more involved process than originally thought.

Zoning: Albert Gelmstedt reported: "The Zoning Committee and other Coast Village lot owners met with Melissa Anderson, Associate City Planner for the City of Florence on April 1, 2011 to discuss the rezoning of Coast Village. There was positive input to the needs of Coast Village, the input was drafted by Melissa Anderson and presented to the City Planning Commission. It seems the city is willing to work with Coast Village at this point in time. Melissa Anderson will contact Coast Village with the first draft when it is ready. The Coast Village Board of Directors and lot owners will be kept up to date as we progress further."

Maintenance Report:

The May 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) ***Inspection of Satellite Bathroom:*** Most members of the board have inspected the satellite bathroom, as previously requested by Doug Barrow, and feel that although the facility has been kept cleaned, updates are needed.

New Business:

1) ***Attorney Consultation for Zoning Issues:***

The CVPOC Zoning Committee and other CVPOC members met with City of Florence Associate Planner Melissa Anderson on April 1 to discuss the re-zoning of Coast Village.

- Melba Reinke made a **MOTION** to allow CVPOC committee representatives and board members to consult with attorney Thomas Nicholson for legal advice and participation with CVPOC with regard to forthcoming zoning issues between Coast Village and the City of Florence as deemed necessary and appropriate. The motion was seconded by Nelda Graf and passed unanimously.

2) ***Appoint Zoning Committee Chair:***

- Melba Reinke made a **MOTION** to appoint Ginger Anderlohr chairperson of the Ad Hoc Zoning Committee. The motion was seconded and passed unanimously.

Correspondence:

(None)

Good of the Order:

Albert Gelmstedt reported receiving a request from listing agent Shirley Hunt of Prudential Pacific Properties for CVPOC to sign an agreement for the extension of the listing contract between Prudential and CVPOC for the sale of Lots 43 and 261.

- A **MOTION** was made to extend the listing contract with Shirley Hunt of Prudential Pacific Properties. The motion was seconded and passed unanimously.

Adjournment:

- A **MOTION** to adjourn the meeting at 11:27 a.m. was seconded and passed unanimously.

Mary McGann, Secretary — Date: 05/25/11

Chris Lampropulos, President — Date: 6/01/11