CVPOC BOARD OF DIRECTORS MEETING
July 16, 2011

CALL TO ORDER: Mary McGann as Secretary and the only Board officer present called the meeting to order at 11:40 a.m.

ESTABLISHMENT OF A QUORUM: The new Board members were seated. Present were Mary McGann, Peg Mawhinney, Doug Barrow, Mike O'Harrow. Absent were Melba Reinke and Charles Dunlap.

ELECT NEW BOARD OF DIRECTORS OFFICERS AND FILL VACANT PRESIDENT SEAT:
President: Peg Mawhinney nominated Mary McGann to serve as President and approval was unanimous.
Vice President: Doug Barrow nominated Melba Reinke for Vice President and then amended his motion to include "pending her approval." Approval was unanimous.
Secretary: There were no nominations for Secretary.
Treasurer : Peg Mawhinney nominated Melba Reinke to continue as Treasurer and approval was unanimous.

MEMBERSHIP INPUT ON AGENDA ITEMS:
Doug Barrow MOVED to have the Board send letters of appreciation to members who have served as Board members and volunteers this past year. Approval was unanimous.

READING OF THE MINUTES:
Peg Mawhinney MOVED to adopt the minutes of the meeting of June 18, 2011 as presented. Mary McGann mentioned that there were errors in the minutes as presented and that Melba Reinke had prepared a letter indicating that the minutes did not contain a personnel report or Board approval of the hiring of Diana Glasgow to fill in at the office until a new person is hired and trained. Peg Mawhinney rescinded her motion. She then MOVED to adopt the minutes as per Melba Reinke's letter and approval was unanimous.

TREASURER'S REPORT:
The Treasurer's report was presented by Diana Glasgow at the Annual Membership Meeting.

COMMITTEE REPORTS:
The Activities Committee report was given in the Annual Membership Meeting.

There was no Architectural Committee report.

There was no report for the CCR's and Bylaws Committee.

There was no Communications Committee report and John Mawhinney reminded the members that a chair for that committee is needed.

Palmer Hundtoft gave the report of the Facilities and Management Committee on the work accomplished by our Maintenance staff in the last 30 days.

Peg Mawhinney gave the Ad Hoc Pool Committee Report reporting that the vote to close and fill the large pool was 116 yes and 45 nay. Ray Wells received the bid and completed the filling work by June 17, 2011. She said the Ad Hoc Committee was requesting to be dissolved and a Pool Committee under the Facilities Management Committee be appointed to review future repairs and maintenance to maintain the small pool in good condition before any major problems arise. Her report will be added to the record of the minutes.

The Financial Management report was given in the Annual Membership Meeting. Diana Glasgow did re-state that the budget for the coming Fiscal Year July 1, 2011 - June 30, 2012 is a balanced budget with no dues increase proposed.

The Personnel Committee report was given during the Annual Membership Meeting.

The Zoning Committee report was given during the Annual Membership Meeting, including the information that the Florence Planning Commission would be doing a walk through of Coast Village on July 26.

Elections Committee: Ila Mae Robinson reported on the election of new board members. Doug Barrow received 76 votes, Chuck Dunlap received 74 votes and Peg Mawhinney received 85 votes. There were three invalid votes because the envelopes were not signed. She reported that Diana Glasgow had withdrawn her declaration of candidacy.

OLD BUSINESS:

1. Chairs are needed for the Facilities Management Committee, New Owner's Orientation and the Communications Committee. Peg Mawhinney nominated Palmer Hundtoft to be Chair of the Facilities and Management Committee and approval was unanimous.

2. Water/Sewer Rebate from City of Florence: John Mawhinney reported that negotiations were ongoing with the City of Florence regarding the water/sewer rebate from the City and that Palmer Hundtoft, Frank Brooks and John Mawhinney would be meeting with them in the near future to try to achieve closure. Peg Mawhinney MOVED that the Facilities Management Committee establish and implement procedures to require an annual pressure/leak check on all lots in Coast Village and oversee necessary repairs and report annually to the Board of the results of this test. In discussion, Palmer Hundtoft recommended that main and laterals both be included in the motion. Doug Barrow amended the motion to include that the check be done every six months – approval was unanimous.
3. Possible hiring of General Manager: Sherry Read reported that the AdHoc Personnel Committee was looking into options that will be available to Coast Village in the future in regard to staffing and management. This is part of a long-range plan that will be developed over the next few years. No action was taken at this time.
4. Laptop and webcam for board meetings – no action taken at this time.

NEW BUSINESS:

APPOINTMENT OF PRESIDENT FOR COAST VILLAGE

Appointment of Mary McGann as President of the Board was done at the beginning of the meeting. There is a vacancy on the Board as a result of Mary's appointment as President and members are encouraged to submit letters to the board if they wish to be considered for the position.

ACCOUNTING CONTRACT FOR NEXT FISCAL YEAR – This action will be considered at the next regular board meeting.

CORRESPONDENCE: The Village Meeting Report of July 13, 2011 was presented to the Board by John Mawhinney.

GOOD OF THE ORDER: There was discussion of further preparation of the two foreclosed properties (Lots 43 and 261) for possible sale. This would include new electrical hookups. No action was taken.

Mike O'Harrow indicated he would work with Palmer Hundtoft on a maintenance schedule and a system for follow through with the maintenance staff.

Peg Mawhinney made a MOTION to rescind the board action of November 13, 2010 to exclude non-members from attending the board meetings. Approval was unanimous.

Doug Barrow made a MOTION that Maintenance be authorized to expend up to $200 to hire and oversee someone to install the carpet donated by Dennis Smart in the small conference room. Approval was unanimous.

ADJOURNMENT: Peg Mawhinney moved to adjourn the meeting at 12:30 p.m. and approval was unanimous.

Mary McGann

Mary McGann, President

09/13/11

Date