COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETING
MINUTES
JUNE 16, 2012

ORIGINAL

1. **CALL TO ORDER:** Call to order at 10:02 a.m. on June 16, 2012

2. **ESTABLISHMENT OF A QUORUM:** Albert Gelmstedt, Charles Dunlap, Michael O'Harrow, Melba Reinke, Peg Mawhinney, Mary McGann

3. **MEMBERSHIP INPUT ON AGENDA ITEMS:** Peg Mawhinney made MOTION to amend the agenda to include: Appointment of Director to serve Doug Barrows term of office; Offer on Lot 261; Pest Control Bid; Withdraw Old Business Items 1 & 2 for the new board to decide. Seconded by Melba Reinke. Approved unanimously.

4. **READING OF THE MINUTES:** Peg Mawhinney made a MOTION to accept the minutes. Melba Reinke seconded. Minutes passed unanimously.

5. **APPOINTMENT OF NEW DIRECTOR:** Peg Mawhinney made MOTION to nominate Jodi Hawkins as Director to replace Doug Barrow. Seconded by Chuck Dunlap. Melba Reinke made MOTION to nominate Diana Glasgow as Director to replace Doug Barrow. Seconded by Al Gelmstedt. Vote on nomination for Jodi Hawkins four (4); for Diana Glasgow one (1). Jodi Hawkins was seated as Director to complete Doug Barrow's term.

6. **TREASURER'S REPORT:** Submitted by Melba Reinke.

7. **COMMITTEE REPORTS:**

1. **Activity Committee:** No report. Peg Mawhinney announced that the Wednesday Morning Coffee at 10: a.m. would begin and last as long as there were volunteer hosts.

2. **Architectural Review:** Al Gelmstedt stated a complaint letter was sent to #217 and a manufactured home replacement was authorized for 2 Village Street.

3. **CC&R's and By-Laws:** Meeting of the Rules and Regulations Committee met to discuss with Committee Chairs the draft of the new R & R's. Will present to the Board at the August meeting.

4. **Communications:** No Meeting. Started the Weekly again, any ideas please send in.

5. **Elections:** Report given by Ila Mae Robinson that the Committee met and mailed for a two year term the Ballot with declarations on June 20, 2012 and a return date of July 17, 2012. .

6. **Facilities Management:** Report submitted by Palmer Hundtoft. The Committee met in June to discuss various maintenance issues in Coast Village.

7. NOTE: MIKE O'HARROW LEFT THE MEETING. Note: a Quorum is still present.

8. **Financial Management:** Melba Reinke submitted and read the report prepared on June 13, 2012 for the Budget and 5 Year plan, the Reserve Study report and Collections. Diana Glasgow gave update information on the Reserve Study.

9. **Personnel:** No report.

8. **MAINTENANCE REPORT:** Submitted and read by Frank Brooks. He noted that he would start the water pressure checks. PUD will be changing out the meters causing short power outages and a notice will be posted on the gates.

OLD BUSINESS:

1. Offer on Lot #261. Al Gelmstedt made a MOTION to accept offer as presented. Seconded by Chuck Dunlap. Approved unanimously
2. Pest Control: Peg Mawhinney made the MOTION to accept the bid from Pest Tech. $300.00 initial treatment and $175.00 quarterly for continuous treatments. Seconded by Melba Reinke. After discussion, passed by 5 ayes and one nay by Chuck Dunlap.

NEW BUSINESS:

1. Budget 2012-2013: Melba Reinke made a MOTION that the Operating Budget for fiscal year 2012-2013 be approved at this time as presented, with periodic review by the Committee for any adjustments that may be deemed appropriate as the year progresses. Seconded by Al Gelmstedt. Approved unanimously. Diana Glasgow recommended approval be delayed because of unknown expenses at this time. Jodi Hawkins made a MOTION to reconsider action on the 2012-2013 Budget. Seconded by Chuck Dunlap. A vote to reconsider was passed 5 ayes and one nay by Melba Reinke. After further discussion Jodi Hawkins withdrew her MOTION to reconsider. A vote on the original MOTION was unanimous.
2. Melba Reinke made a MOTION that the 5-Year Plan (July 2012 through June 2017) be approved at this time as presented, with periodic review by the Committee for any adjustments that may be deemed appropriate as the 5-year plan years progress. Seconded by Al Gelmstedt. Approved unanimously.
3. Insurance Policy Renewal: Peg Mawhinney made a MOTION to renew the current Policy and asked at least three Agents to make a presentation to a Board work session. Seconded by Jodi Hawkins. After discussion passed unanimously.

CORRESPONDENCE: No Correspondence

GOOD OF THE ORDER:

1. Sandra Belson and Clarence Lysdale, of the Siuslaw Estuary Project met with concerned lot owners on June 15, 2012 to address their questions.

2. Ila Mae Robinson asked about the "walk around" and the issue of the ditch behind 6 lots on Outer Drive and the need for a fence. The ditch issue needs to be addressed with the City. Frank Brooks needs to get bids for the fence installation.

3. City is raising the water and sewer rates. Larry Phillips and Mike O'Harrow negotiated an exemption on empty lots for the road maintenance fees. Coast Village needs a letter confirming our understanding of the exemption of the road maintenance fee.

ADJOURNMENT: Peg Mawhinney made a MOTION to adjourn. Seconded by Al Gelmstedt.

Margaret J Mawhinney 7/27/12 Mary M McGann 07/27/12

Margaret J. Mawhinney, Secretary Date Mary McGann, President Date