COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETING
MINUTES
MAY 19, 2012

ORIGINAL

Call to Order:

The CVPOC Board of Directors Meeting was called to order by President Mary McGann on May 19, 2012 at 10:02 A.M.

Establishment of a Quorum:

The following Board members were present: Doug Barrow, Chuck Dunlap, Mary McGann, Michael O'Harrow and Melba Reinke. A quorum was established.

Membership Input on Agenda Items:

Mary McGann announced that because Chuck might have to leave early, the Executive Session to discuss a personnel issue would be held first.

Doug Barrow announced he was retiring from the Board as of the end of June.

Adoption of Agenda:

The agenda was amended to move the Executive Session to the beginning of the meeting.

Executive Session:

The meeting was adjourned for the Executive Session at 10:07 A.M. and reconvened at 10:12 A.M.

Mary made the MOTION to hire Toby Wenham for the custodial position, with a ninety day probation period and background check approval. Melba seconded and approved unanimously.

Reading of the Minutes:

Melba MOVED to amend the April minutes. The corrections were adopted and will be made to the official April 2012 minutes. Doug Barrow seconded and approved unanimously.

Melba Reinke then MOVED the amended minutes be adopted, seconded by Doug Barrow and approved unanimously as amended.

Treasurer's Report:

The Treasurer's Report is in the Board books. In addition the Reserve Maintenance Budget vs. Actual Project Expenditures report and the Operating Profit & Loss -- Actual vs. Budget report are available for review by members in the office.

Committee Reports:

Activity Committee: No Report

Architectural Review Committee: No report

CCR'S and Bylaws Committee: No report

Communications Committee: No report

Facilities Management: No report from the committee.

The chair read the report from the Ad Hoc Committee to research the issue raised at April's meeting regarding a membership vote on further speed bumps. Results were reported in the January 2004 Board Meeting: of the 248 ballots mailed, 145 were returned (79 no, 64 yes, and 2 invalid).

A discussion followed, and the existing speed bump will remain until after the July membership meeting.

Financial Management: Melba Reinke submitted the Financial Management Report.

Personnel Committee: No written report.

Rental Committee: No Report

Maintenance Report:

Frank Brooks updated the members on the progress of the clubhouse entryway repair.

The West side gate has a bad card reader again, which is covered under warranty.

Frank stated the new maintenance hires, Tim Walls and Toby Wenham, are working out well.

Doug Barrow had several questions:

Is it possible to do leak checks every four months instead of every six months? Frank replied that it's possible. Palmer and Larry said they would also do weekly meter readings to detect unusual increases in water usage.

Is there any way we could put a timer on the heater in the satellite bath facility? Frank replied the heat was on 24/7 because we don't know when the building will be used. The Facilities Management Committee will research possible solutions and report results to the Board.

Unfinished Business:

1) Water Leak Fine: Discussion was tabled pending further information.

2) Price Change on Lots 43 & 261: After discussion Mike O'Harrow MOVED to price #43 at $29,900 and #261 to $39,900 with wording to indicate serious offers would be considered; Chuck Dunlap seconded. Mike O'Harrow then amended his motion to $25,000 and $35,000. Seconded by Melba Reinke. The MOTION passed with Doug Barrow abstaining.

New Business:

1) Committee Descriptions: There was a discussion about committee descriptions which had been adopted at a Special Meeting July 24, 2010.

Board members asked for more time to study the issue and it was tabled until next month.

2) Board Members as Committee Liaisons: This matter was tabled until the committee descriptions are finalized.

3) Assign Areas to Directors: This was discussed at the April Work Session. CV can be divided into 6 areas. More research needs to be done and Chuck Dunlap will take on the project.

4) Enforcement of 2005 Tenant Screening Resolution: Mary McGann stated that attempts to enforce the Resolution have become an issue with both owners and property managers. Mike O'Harrow requested the issue be discussed at the June work session.

5) Change Rental Committee to Rental Sub-Committee under Bylaws Committee: Mary McGann MOVED that the name be changed from Rental Committee to Rental Sub-Committee under the Bylaw Committee. Melba Reinke seconded and it was approved unanimously.

Correspondence: Nothing was received.

Good of the Order: Nothing was brought up.

Adjournment: The meeting was adjourned at 12:20 P.M.

Mary McGann
Mary McGann, President

06/07/12
Date

Margaret J. Mawhinney
Margaret J. Mawhinney, Secretary

6/7/2012
Date