

COAST VILLAGE PROPERTY OWNERS CORPORATION

BOARD OF DIRECTORS MEETING

DRAFT MINUTES

February 18, 2012

Call to Order: The Coast Village Property Owners Corporation Board of Directors meeting was called to order at 10:05 A.M by President Mary McGann. Directors present were Chuck Dunlap, Doug Barrow, Melba Reinke, Peg Mawhinney (by phone) and Mike O'Harrow (by phone). A quorum was established.

Membership Input on Agenda Items: Melba Reinke moved to adopt the agenda. Doug Barrow seconded and approval was unanimous.

Reading of the Minutes: Melba Reinke noted that a correction needed to be made in the January 21 minutes stating that Melba Reinke submitted the Financial Report and the report was read by Mary McGann. Melba Reinke moved to adopt the amended minutes, Chuck Dunlap seconded and approval was unanimous.

Treasurers Report: The report was presented by Melba Reinke indicating that Coast Village financials are in good standing and that accounts receivable are doing well with only two accounts being turned over to Vial Fotheringham for collection

Executive Session: Because Chuck Dunlap had to leave before the end of the meeting, the Board went into Executive Session at this point to discuss a personnel matter.

The regular session resumed at 10:45 a.m. Peg Mawhinney made a motion to increase the wages of Frank Sinclair and Myron Aho 7.5% effective May 1, 2012. Chuck Dunlap seconded the motion and approval was unanimous.

Committee Reports:

Activity Committee: There was no report.

Architectural Review: Mary McGann reported that the Architectural Review Committee had completed their follow-up walk through on lots where owners were contacted about corrections that needed to be made mainly on emergency access. She noted that corrections are in process and that the Committee will send out letters to more owners who have items needing attention on their lots.

CCR'S and Bylaws and Communications Committee: There was no report for this month.

Facilities Management: There is no report this month. Susan Dukes indicated to the

Board that she had applied to be on this committee and had not received a response.

Financial Management: Melba Reinke recapped the financial report and indicated that two accounts had been turned over the Vial Fotheringham for collection.

Personnel: Mary McGann reported that the committee had met and is working on updating job descriptions, evaluation formats and employee insurance matters.

Rental Committee: Mary McGann reported that letters have been sent to every lot owner with updated information about rental rules and requirements in Coast Village. Warren Scherich asked if all the property management agencies concerned had received the letters and Mary McGann indicated that this would be done again and that letters would be directed to principal brokers involved.

Maintenance Report: Frank Brooks reported that bids were being received for electrical work for Lots 43 and 261 to upgrade them for PUC connection. He also said that the bids would include a price for modifying the power that runs through the front entry of the Clubhouse. The bids received so far are \$6,000, \$7,045, and \$7,588. A bid for \$20,000 has been received so far for the front entry rehabilitation of the Clubhouse. He also reported that a power surge had burned out the card reader board on the West gate, that a new one is on backorder and the gate has to be left open to accommodate people who normally enter with cards.

Unfinished Business:

Extension of real estate contract for Lots 43 and 261. Chuck Dunlap moved that the real estate contract be extended with Prudential Pacific Properties until August 22, 2012, with no change in price. The lots are currently listed for \$39,000 for lot 43 and \$45,000 for lot 261. Melba Reinke seconded the motion and approval was unanimous.

New Business: There is no new business at this time.

Correspondence: There was no new correspondence.

Good of the Order: Alta Taylor expressed her concern that the telephone contact with board members attending by phone seemed difficult and wondered if it would be better to increase the number of board members so phone attendance would not be necessary. Mary McGann explained that the bylaws were changed for board member attendance by electronic means because it was difficult to fill 11 board vacancies.

The owners of lot 239 asked it if was possible to have generators run the electric gates during power outages. Frank Brooks indicated that several of the gate breakage problems have been caused by high winds.

Mary McGann reported that the Siuslaw Estuary Project has invited Coast Village along with Florentine Estates to be part of the project. Part of the project will have to do with monitoring well sites.

Adjournment: Melba Reinke moved to adjourn the meeting at 11:30 a.m., Doug Barrow seconded the motion and approval was unanimous.

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Mary McGann, President

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Date

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Peg Mawhinny, Secretary

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Date