

**COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETING
DRAFT MINUTES
November 17, 2012**

CALL TO ORDER: The Board meeting was called to order by President Mary McGann at 10:00 am.

ESTABLISHMENT OF A QUORUM: The following Board members were present: Mary McGann, Jodi Hawkins, Susan Dukes, Diana Glasgow, Pat Rongey, and Peg Mawhinney. Chuck Dunlap was absent.

AGENDA APPROVAL: Jodi Hawkins made a MOTION to accept the agenda with the return of the Treasurer's Report to its usual place as a separate item on the agenda. Peg Mawhinney seconded. Motion passed.

MEMBERSHIP INPUT ON AGENDA ITEMS: Request from Sally Kelly Nielsen was added to the Good of the Order.

READING OF THE MINUTES: Peg Mawhinney made a MOTION to accept the minutes as submitted, Pat Rongey seconded. Motion passed.

TREASURER'S REPORT: Diana Glasgow presented the Treasurer's report.

COMMITTEE REPORTS:

Activities Committee:

Architectural Review Committee: Keith Davidson presented the ARC report.

CC&R'S & By-Laws Committee: No report. Jodi Hawkins presented the Rental Subcommittee report. Less than 10% of the total lots are currently rented.

Communications Committee: No report.

Elections Committee: No report.

Financial Management Committee: Diana Glasgow presented the subcommittee reports.

Facility Management Committee: No report.

Personnel Committee: Mary McGann presented the committee report.

MAINTENANCE REPORT: Frank Brooks presented the report. The Spruce St. fence repairs will be made next week. He also reported that there were only a few responses to the last newsletter request regarding the use of the sauna. Some repairs were made to it recently but no improvements will be made. It is operational and will be maintained. The sound system in the clubhouse continues to be improved. He extended an apology to folks for the short notice of the water shutoff. Notices will ordinarily be posted on the bulletin board in the post office and on the entrance gates.

OLD BUSINESS:

Jodi Hawkins made a MOTION to rescind the current Tenant Screening Resolution since most of this screening is now illegal and the new CVPOC Rules and Regulations cover the remainder of

the issues. Peg Mawhinney seconded. After discussion, motion passed unanimously. Administration forms regarding rentals will be reviewed for needed updates.

Peg Mawhinney made a MOTION to accept the revised Complaint Procedures as submitted by Keith Davidson with the forms properly numbered internally and dated as approved today. Pat Rongey seconded. Motion passed unanimously.

NEW BUSINESS:

Frank Brooks reported on the condition of the sewer lift stations and the repairs that are needed. Of the total five stations there are three that need attention first. The CVPOC five year plan has included these repairs. Frank has been working on getting the information and bids.

CORRESPONDENCE: Mary McGann reported on the Liberty Northwest Insurance regarding a claim made for an accident on our premises. The company denied liability and the board agreed to accept the insurance company's decision.

Mary also mentioned that she will be including more explanation of the new CVPOC Rules & Regulations in the December newsletter as has been requested by members.

GOOD OF THE ORDER: Sue Foss, CVPOC member asked about her inability to access the CVPOC website. Diana & Jodi will check with our server and follow up with her. Also Ms. Foss asked about the process of getting a building permit and whether she should go through the CVPOC ARC first or the City of Florence first. Pat Rongey suggested she submit plans to CVPOC ARC first since our CC&R's may not allow for a structure that the City of Florence would allow.

ADJOURNMENT: Jodi Hawkins made a MOTION to adjourn the meeting. Pat Rongey seconded. Meeting adjourned at 11:30am.

Mary McGann, President

Susan Bladorn-Dukes, Secretar