

CVPOC BOARD OF DIRECTORS MEETING
November 15, 2008

Call to Order: The CVPOC Board of Directors meeting was called to order on November 15, 2008 at 10:00 a.m. by President Dean Cullop. A quorum was present consisting of the following directors: Denise Crowe, Richard Duske, Charles Dunlap, Nelda Graf, Melba Reinke, and Ellen Templar.

Reading of the Minutes: Richard Duske made a motion to accept the October 18, 2008 Board of Directors meeting minutes as presented. Ellen Templar seconded the motion, which was approved unanimously.

Treasurer's Report: The Treasurer's Report for the month ended October 31, 2008, as presented by Treasurer Melba Reinke, showed the following:

Operating Account:	\$80,216.18	Total Current Assets:	\$202,517.90
Reserve Account:	\$32,132.68	Total Assets:	\$685,824.93
Mjr Mnt/Rlcmt Acct:	\$59,799.47	Accts Receivable:	\$ 25,781.36

Mrs. Reinke reported that legislation passed increasing FDIC deposit insurance coverage limits from \$100,000 to \$250,000 effective October 3, 2008, which assures that CVPOC funds are adequately covered. Also, budget vs. actual income and expenses, as well as accounts receivable, continue to be monitored regularly and there are no concerns to report.

Committee Reports:

ARC Committee: Chair David Craddock reported for mid-October through mid-November 2008: approved trailer placement on 170 Outer Drive; approved installation of windows in existing ramada at 257 Outer Drive; approved fifth wheel for 255 Outer Drive (not a permanent installation).

Buildings and Grounds Committee: Chair Ellen Templar: 1) reported the breezeway and office projects are complete, passed the final inspection, and the office will be moved into the clubhouse next week; 2) summarized a report received from K & A Engineering regarding the probable cause of the cracks in the large pool and recommendations for repair; 3) summarized an estimate from Emerald Pools for constructing a new pool within the existing large pool footprint. Ms. Templar will be receiving additional information from the engineer and announced she will request that Tim Neely of Emerald Pools make a presentation to the board at the January 2009 meeting.

Five-Year Plan: Ellen Templar, Chair, reported the committee is waiting for information from the accountant and the Budget Committee to complete the plan.

Maintenance Report: Maintenance Supervisor Frank Brooks presented the personnel schedule and projects list for December 2008. Mr. Brooks reported the completion of the breezeway and office projects, which passed the final inspection by the City of Florence. Mr. Brooks acknowledged the work completed by Merle Tipler in the new office, who made the cabinet doors and trim for the office storage/countertop island, and announced the office will be moved on November 17 and 18. Maintenance continued work on the large pool; assisted in getting a park model that was temporarily blocking the roadway onto a Coast Village lot; cleaned debris from surface water drains; and trimmed brush in the parking lot area.

Old Business:

1) *Building Permit Fees/Clubhouse Projects Costs:* For clarification purposes, Dean Cullop presented documentation from the City of Florence confirming that the building permit fee for the recently completed clubhouse projects did not include a penalty, and that CVPOC was not charged for, nor did they pay, any fees to the City of Florence other than the standard permit fees. Also presented at the request of a CVPOC member was the clubhouse projects (breezeway and office) costs to date of a

combined total of \$15,183.31. It was stated the costs are well within the combined funds of \$17,000 approved for the projects.

2) **June 2008 Minutes (request to revise):** A request by a member to revise the June 21, 2008 minutes, as approved on July 19, 2008, regarding a discussion about construction debris, was denied.

3) **Reserve Study:** The inspection service the board previously approved to hire to conduct an inspection of the common area buildings for a reserve study is no longer in business. Bids have been requested from other inspection services and will be presented to the board at the January 17, 2009 board meeting.

New Business:

1) **Transfer of Funds:**

- Melba Reinke made a motion to transfer \$40,000 from the Operating Account to the Major Maintenance and Replacement Account to be designated for future projects to be outlined in the 2008-2013 Five-Year Plan. Ellen Templar seconded the motion, which passed on a roll call vote of five to one (Denise Crowe).

2) **Employee Health Insurance:**

- Richard Duske made a motion to renew employee health insurance coverage under the current plan, with a total monthly increase of \$453.04. The motion was seconded by Ellen Templar and approved unanimously on a roll call vote.

3) **Employee Annual Bonus:**

- Richard Duske made a motion to approve a \$250 annual bonus for each employee, to be paid in December 2008. The motion, which was seconded by Denise Crowe, passed on a roll call vote of five to one (Melba Reinke).

4) **Fire Hydrant Flushing:**

- Richard Duske made a motion to accept an agreement presented to the board by Siuslaw Valley Fire and Rescue, allowing the fire department to annually flow test all fire hydrants within Coast Village to create a clean flush of the main system, and further, that CVPOC is to notify residents when the flushing is to occur, close the laundry room the day the hydrants are flushed, and to ask the city to forgo water costs for the hydrant flushing. The motion was seconded by Denise Crowe and passed unanimously on a roll call vote.


Good of the Order:

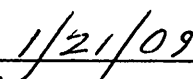
- Ellen Templar made a motion to deny a request from a member for CVPOC to provide wireless internet in the clubhouse. The motion was seconded by Charles Dunlap and passed unanimously on a roll call vote.

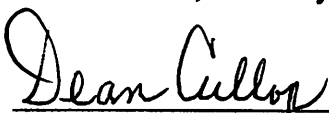
Cal Crowe thanked everyone who attended the Map You Neighborhood presentation on October 27 and announced that a DVD explaining the Map Your Neighborhood program may be checked out from the Coast Village office.

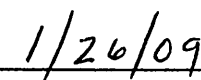
Adjournment:

- A motion was made by Richard Duske to adjourn the meeting at 11:25 a.m. Ellen Templar seconded the motion, which passed unanimously.


Denise Crowe, Secretary


Date


Dean Cullop, President


Date