

MINUTES
CVPOC BOARD MEETING JUNE 12, 1999

The June meeting of CVPOC Board of Directors was called to order by President Chris Lampropulos at 9:55 a.m. A quorum of Directors was present. In attendance were Doug Barrow, Arlene Dodson, Jeff Fegan, Francis Dover, Jason Wilson and Al Lampert.

Following the reading of the May minutes, Jason Wilson made a motion to accept the minutes as read. The motion was seconded and passed unanimously.

Chris Lampropulos delivered the Treasurer's report including the following bank balances as of May 31: Operating \$12,896.33; Money market \$34,242.04; Capital expense \$3,032.53. Jeff Fegan introduced the motion to accept the Treasurer's report. The motion was seconded and passed.

The maintenance report by Frank Brooks included items: dump truck repair problems, ongoing pool deck repairs, and age limit change for unsupervised children using the pool and building facilities. Active discussion of the latter item was pursued and then the topic was tabled.

During the correspondence segment, Candace Morrow read a letter from Maurice and Joan McIntyre. Content of the letter praised the clean condition of the park facilities and extended special recognition to the office staff and Chris Lampropulos. Candace Morrow read Janet Gunn's House and ARC Committees report which included: 1) specific complaints answered and solved; 2) two plot plans reviewed; 3) one ongoing construction problem solved. Jan's report also contained reminders of 10mph speed limit, no parking on streets inside the Village, and that the ARC makes all decisions based on Rules, Covenants, and Bylaws.

Under old business Charlene Lampert presented a short overview of the proposed annual budget for FY99-00 as revised May 15, 1999. Discussion of the need to raise dues followed. Doug Barrow made a motion to accept the proposed FY 99-00 budget as written. The motion was seconded and passed unanimously.

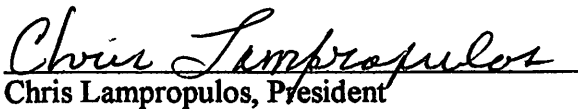
Ray Dunning reported on the condition and necessary maintenance of the Gatehouse rental. He estimated that an amount of \$3-400 would be sufficient to put the rental into good condition.

Chris Lampropulos informed the membership of the instructions he received from Tom Nicholson, Attorney-at-Law. This information clarified the grandfather provision under Article 5.2 (B) and how it applies to substitution of renters within the same dwelling unit. Tom recommended to the Board not to oppose continuation of two dwelling units on the particular lot in question. Chris also informed the membership of a need to find replacements for three Sector Directors and a Treasurer. Keith Davidson's formal resignation as Treasurer was received May 13, 1999. In addition, Chris clarified the topics that may be covered in the Directors' Executive session. Please refer to CC&R Section 5.8.

Doug Barrow motioned to adjourn at 10:55 a.m. The motion was seconded and passed unanimously. No Executive Meeting was held.


Arlene Dodson, Secretary

7-10-99
Date


Chris Lampropulos, President

7-16-99
Date

**COAST VILLAGE PROPERTY OWNERS CORPORATION
ANNUAL MEETING
SIUSLAW HIGH SCHOOL AUDITORIUM
JULY 10, 1999**

A quorum of Coast Village Property Owners convened in the auditorium of Siuslaw High School at 1:00 p.m. July 10, 1999 for the Annual Meeting.

President Chris Lampropulos called for the reading of the 1998 Minutes. The Minutes were approved as read in conjunction with the 1997 Minutes that were also approved at this time.

In the absence of a Treasurer, President Lampropulos read the Treasurer's report. Account balances as of June 30, 1999 follow: Operations \$11,840.71; Money Market \$44,242.04; Capital Expense \$3,032.53. Jeff Fegan motioned to accept the Treasurer's report and the motion was seconded and passed.

Correspondence consisted of a letter from Donna Kerns asking for permission to use the Clubhouse for a Bible study group meeting through September and October.

President Lampropulos then asked for the Committee reports.

Jinx Ostrom presented the Activity Committee report. She summarized the past year's functions, highlighting the success of the 1999 Rummage Sale. Proceeds from the sale will be used to upgrade the poolside furniture. Jinx also encouraged the membership to take part in the activities, in particular the dinners and Saturday night Bingo.

In the absence of Pat Wood, Arlene Lowery presented the Election Committee report. The results of the 1999 election were as follows: Chris Lampropulos 106 yes; Arlene Dodson, South Central Sector 10 yes; Jason Wilson, North East Sector 7 yes.

A combined report for the House and Architectural Review (ARC) Committees was presented by Janet Gunn, Chair. After naming the members serving on both committees, Janet stated that the House Committee handled a total of 28 complaints during the past year. The ARC approved two motor homes, three new Park Models, three new manufactured homes, four new sheds, two new fifth-wheels, and three decks. Janet announced and emphasized to the membership that with any construction in Coast Village, a plan must be presented to the ARC before any building takes place. At the close of the House and ARC report, the membership showed their appreciation for all the hard work with a round of applause.

Charlene Lampert presented the Budget Committee report. She introduced the members and commended the extraordinary effort put forth by Keith Davidson during his term as Treasurer. She also reminded the membership that because so much funding has been used to fight the expensive legal battles in the Park, the maintenance of the facilities was neglected. Therefore, a raise in the monthly Dues from \$80.00 to \$90.00 was necessary and will go into effect January 1, 2000. Funds will be used for ongoing maintenance projects.

Charlene Lampert gave the Personnel Committee report. The personnel costs have been stable over the past two years and it is vital to the Park to keep a good staff. She commended the efforts of Frank Brooks in handling tough situations very competently as problems arose.

Al Lampert gave the Credit/Collection Committee report. The committee has been successful in reducing the number of delinquent dues accounts to only five or six lot owners out of the two-hundred-and fifty.

Capital Improvements Committee Chair Francis Dover stated that at present the water supply to the Park has an adequate 60-pound steady flow. The City's back flow project in the alley paralleling Coast Village is still ongoing. For over two years the corporation has waited

and is still waiting to be reimbursed for water fee overcharges by the City. Presently the city water department has raised the water fee twenty-five percent. Though two-thirds of the roads project has been completed, the final phase will be more costly. The new roofs on the Park's facilities are now completed. Forthcoming improvements are as follows: 1) enclose maintenance building; 2) upgrade bathrooms to meet disabled population standards; 3) replace some of the laundry equipment; and 4) replace the dump truck.

President Lampropulos opened the order of business to the membership. Kay Coonc, 61 Outer Drive, stated her concern of route access and suggested that the Board consider the following: reverse the one-way direction of traffic on Manzanita Way or develop Castaway Cove into a two-way road. Following input by the membership, Francis Dover and Jason Wilson agreed to study the suggestion.

Arlene Lowery informed the membership about her ongoing pool supervision duties, specifically that the Health Department sanctioned the use of diaper liners for the very young children that use the pool.

President Lampropulos encouraged the entire membership present to attend Board meetings throughout the year and to take a more active role in the affairs of the corporation.

Lastly, the President introduced the 1999-2000 CVPOC Board starting with the youngest, Jeff Fegan, representing the Mideast Sector; Doug Barrow, Far West Sector; Charlene Lampert, North Central Sector, Francis Dover, South West Sector; Janet Gunn, East Sector; Jason Wilson, North East Sector; Al Lampert, Sailor-Man Sector; Larry Jackson, West Sector; and Arlene Dodson, South Central Sector. Mike Bray, representing the North West Sector was unable to be present.

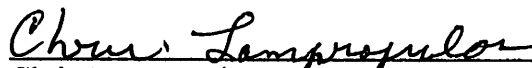
Al Lampert thanked the Election Committee for their fine and successful effort. Terry Tibbits motioned to adjourn the Annual Meeting at 2:10 p.m. The motion was seconded and passed.



Arlene Dodson, Secretary

7-11-00

Date



Chris Lampropulos, President

7-11-00

Date