

MINUTES

COAST VILLAGE PORPERTY OWNERS CORPORATION

ANNUAL MEMBERSHIP MEETING

JULY 20, 2013

CALL TO ORDER: THE 2013 Annual Membership Meeting of the CVPOC was called to order at 10:08 a.m. by Jodi Hawkins, President, who asked John Mawhinney to facilitate the meeting. John Mawhinney announced that Central Lincoln is who to call in reference to street lights that are out. He recognized those members who have helped out in the Village.

ESTABLISHMENT OF A QUORUM: Elections Committee Chairman, Ila Mae Robinson, established there was a quorum of 72 present.

John Mawhinney reviewed Roberts Rules, meeting process and procedure and explanations of motions. A MOTION was made by Pam Walker #33, to accept rules as presented. Passed 50 Ayes, 7 Nays

James Yarnall #177 made an objection to Officer Manager taking the minutes. Keith Davidson made a MOTION to authorize the Office Manager to take the minutes for this meeting. Passed 41 Ayes, 17 Nays.

Peg Mawhinney #144, made a MOTION to authorize John Mawhinney to facilitate the Meeting. Approved by a verbal Aye vote.

APPROVAL OF THE AGENDA: Peg Mawhinney made a MOTION to amend the Agenda to add to New Business: " List Lot #261 for sale" needs membership approval. Approved by a verbal aye vote. Bill Mackay #184 made a MOTION to approve the Agenda as amended. Approved by a verbal aye vote.

READING AND APPROVAL OF THE PRIOR MINUTES: Bill Mackay made a MOTION to dispense with reading of the minutes due to written copy provided to membership. Approved by verbal aye vote. Keith Davidson #147 made a MOTION to adopt minutes as presented. Approved by a verbal aye vote.

REPORTS OF DIRECTORS, OFFICERS AND COMMITTEE CHAIRS:

1. Activities Committee: Chairman Carlla van de Vyver, read and submitted a report.
2. ARC : Chairman Keith Davidson, submitted a yearly report of ARC work.
3. CC&R's By-Laws Committee Chairman John Mawhinney submitted an annual report.
4. Communications Committee Chairman John Mawhinney submitted an annual report.
5. Election Committee Ila Mae Robinson read and submitted an annual report
6. Facilities Management Committee Chairman Palmer Hundtoft submitted past accomplishments and future plans.
7. Financial Management Committee Chairman and Treasurer Diana Glasgow (resigned) No report. The Board of Directors submitted the Balance "Sheet as of June 30, 2012 and the Profit and Loss Budget vs Actual July 2012 thru June 2013. The Budget for fiscal year 2013-2014 will be reviewed by the newly elected Treasurer and Financial Management Committee and will be submitted for approval by the Board of Directors at the next Board meeting.
8. Personnel Committee Chairman Jodi Hawkins gave a verbal report.

ELECTION COMMITTEE REPORT AND INTRODUCTION OF NEW BOARD OF DIRECTORS: Ila Mae Robinson Committee Chairman introduced the newly elected Board of Directors: Jodi Hawkins, President and members Keith Davidson, Char Frye, Lois Hundtoft, Ila Mae Robinson, Pat Rongey and Carlla van de Vyver.

OLD BUSINESS:

1. David Wood #43 made a MOTION "Request that the agreement/vote reached at the 2012 General Meeting be enforced by the Board of Directors. Keeping rentals in the Village at 10%. "The Board do their due diligence in confirming that each renter has passed a background check at the owners expense to assure no criminal background, before establishing residence in the village." Passed with 39 ayes and 23 nays.
2. Carlla van de Vyver #22 made a MOTION "Request the Coast Village Board of Directors to submit a poll to the owners of Coast Village property to change this park to an over 55 park; Grandfathering in any current owners that are under 55 and including the stipulation that family of said owners may visit at will with owner permission. "Failed 39 nays and 21 ayes.

NEW BUSINESS:

1. Proposed Amendment of the By-Laws – Mary McGann made a MOTION to change "ARTICLE 4, TERM OF OFFICE,ELECTION AND REMOVAL OF DIRECTORS : Section 4.1.a ADD *If insufficient qualified members file to fill a vacancy on the Board of Directors, the membership may nominate and elect at the annual meeting, by majority votes of those present qualified owners to serve. If insufficient qualified members are elected at the Annual Membership Meeting. The Board of Directors may then elect, by majority vote of the Board, at the next Meeting of the Board of Directors, qualified members to serve. Under Section 4.2 REMOVAL AND REPLACEMENT OF DIRECTORS AND/OR PRESIDENT: DELETE Section 4.2b. ADD section 4.2b Vacancies caused by a resignation or other reason which occur after the Annual Membership Meeting will be filled as follows: 4.2b (1) If the vacancy date falls more than 8 months from the anticipated date of the next Annual Membership Meeting, a mail ballot, as described in 4.3 shall be used ...Should no qualified member file to fill such a vacancy or be elected, the Board may elect a qualified member to serve the remaining term of the vacancy being filled. 4.2b(2) If the vacancy date leaves less than 8 months from the anticipated date of the next Annual Membership Meeting, the Board of Directors may elect a qualified member to serve. Elections made under this provision will last until the next annual election cycle. DELETE Section 4.3.c and 4.3.c (1)" The motion passed on a verbal Aye vote*
2. Keith Davidson #147 made a MOTION to place before the membership a ballot request for an Amendment to Coast Village CC&R's, Article 10.2.A Privacy Screening. After extensive discussion the motion failed 12 Ayes and 48 Nays.
3. Max Kuo #49 made a MOTION that "ARC will not be allowed to grant any future actions without adequate greenbelt in place." After extensive discussion the motion passed by a verbal Aye vote
4. James Yarnall #171 made a MOTION that the minutes be published before approval by the Board. The motion failed by a verbal Nay vote. The Board will consider any policy that it has regarding publishing the minutes.

5. Peg Mawhinney made a MOTION to "Allow the Board of Directors to sell property at Lot 261, pursuant to CC&R's 4.7.C.2. After a brief discussion the motion passed by a verbal Aye vote.

GOOD OF THE ORDER: James Yarnall made a MOTION to instruct the Board to engage an independent Accounting firm, bonded and licensed, to perform an audit. The motion failed due to a lack of a Second.

Peg Mawhinney requested a show of hands on investigating a retractable cover and/or a solar system for the pool. By a show of hands the Membership was not interested in covering the pool or using a solar system.

Peg Mawhinney #144 made a MOTION to adjourn at 1:30 p.m. Seconded by Ila Mae Robinson. Approved by a verbal Aye vote.

JODI HAWKINS, President

MARGARET J. MAWHINNEY, Secretary