COAST VILLAGE CAMPGROUND PROPERTY OWNERS CORP.
P.O. BOX 997
FLORENCE, OR 97439
997-3312

ANNUAL MEMBERSHIP MEETING
SIUSLAW HIGH SCHOOL
JULY 11, 1992

OWNERS SIGNED IN AT THE DOOR AND RECEIVED A BALLOT BEFORE BEING SEATED. FRANCIS DOVER CALLED THE MEETING TO ORDER. PRESENT WERE OTHER BOARD MEMBERS, JIM SANTOS, JOYCE SANTOS, DENISE HEDEEN, ARCHIE RUFF AND BOB WEEKLY. 103 LOT OWNERS, ATTORNEY KAY MC CURDY AND BRAD STURGIS, MANAGER WERE IN ATTENDANCE. SHERRY STURGIS, BOOKKEEPER, WAS ACTING SECRETARY.

DENISE HEDEEN READ THE MINUTES FROM JULY 6, 1991 ANNUAL MEETING. THEY WERE APPROVED.

TREASURERS REPORT: BILLS WERE READ AND APPROVED FOR PAYMENT IN THE AMOUNT OF $19,611.70.
GENERAL ACCOUNT BALANCE - $25,477.99
MONEY MARKET BALANCE - $35,133.99
TOTAL - $60,611.98

FRANCIS DOVER REPORTED ON STREET PATCHING. ONLY A PORTION OF THE PATCHING HAS BEEN COMPLETED AT A COST OF $1,100.00. IT IS ESTIMATED THAT IT WILL TAKE APPROXIMATELY 2 MORE LOADS OF ASPHALT @ $850.00 PER LOAD TO COMPLETE THE JOB. A MOTION WAS MADE BY RHONA MILICH THAT 3 BIDS BE OBTAINED FOR THE COMPLETION OF THE STREET PATCHING. MOTION WAS SECONDED BY LAURA PRESTON AND PASSED.

THE PARK MANAGER, BRAD STURGIS, WAS INTRODUCED AND BRIEFLY STATED A FEW PARK IMPROVEMENTS TO BE MADE INCLUDING A NEW SIGN AT THE FRONT GATE.

DOVER BEGAN THE DISCUSSION OF THE PROPOSED RESOLUTIONS TO BE INCLUDED IN THE NEW COVENANTS BY INTRODUCING THE PARK'S ATTORNEY, B. KAY MC CURDY. MC CURDY STATED THAT THE CC&R'S PROPOSED DRAFT IS 75% COMPLETE AND THE BY LAWS' PROPOSED DRAFT IS 95% COMPLETE. THE COMPLETED MATERIAL SHOULD BE MAILED TO ALL PROPERTY OWNERS BEFORE THE SEPTEMBER MEETING.

MC CURDY DISCUSSED THE RESOLUTION RE: CITY APPROVAL OF LOT IMPROVEMENTS AT COAST VILLAGE. DISCUSSION: CONCERNING THE 5' GREEN BELTS AND WHO WOULD DO PROPER ENFORCEMENT OF CODES IF THE CITY DIDN'T DO ITS JOB . MC CURDY PROPOSED AN ALTERNATE COMMITTEE TO FOLLOW THROUGH, IF NECESSARY. MILICH MOTIONED TO POSTPONE FURTHER DISCUSSION OF PERMITS TO A LATER DATE, MOTION SECONDED. BOB WEEKLY INTERJECTED. HE STATED THEY HAVE BEEN TRYING TO CORRECT THE ABUSES OF THE LAST 20 YEARS AND IT

ISN'T WORKING. THIS ISSUE NEEDS TO BE ADDRESSED NOW. HE CONFIRMED A "YES" VOTE ON THE BALLOT WOULD MEAN THE MAINTENANCE OF A 5' GREEN BELT. A QUESTION FROM THE FLOOR, WHETHER THE CITY OF FLORENCE WOULD TAKE PRECIDENCE OVER THE COVENANTS IF THERE WAS A DISCREPANCY, WAS NEVER ADDRESSED. IT WAS AGREED THAT THE MOTION SHOULD BE WITHDRAWN AND A VOTE TAKEN ON THE BALLOT.

MC CURDY DISCUSSED THE RESOLUTION RE: NON-OWNER RESIDENTS. HOW RESTRICTIVE DO YOU WANT TO BE? AFTER A SHORT DISCUSSION, IT WAS STATED THAT IF APPROVED, IT WOULD BECOME EFFECTIVE IMMEDIATELY AND PUT INTO THE CC&R'S. JOYCE SANTOS STATED THERE COULD BE A POSSIBLE VARIANCE FROM THE BOARD TO ALLOW MORE THAN 2 (TWO) PERMANENT RESIDENTS PER LOT UNDER CERTAIN CIRCUMSTANCES. MC CURDY STATED THE INTENT WAS TO PREVENT COAST VILLAGE FROM TURNING INTO A LOW RENT DISTRICT AND TO PRESERVE THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS. A MOTION WAS MADE TO VOTE ON THE ISSUE AND GO ON. SECONDED AND PASSED.

MC CURDY DISCUSSED THE RESOLUTION RE: REASONABLE RULES AND REGULATIONS. THE INTENT IS TO BE ABLE TO OBTAIN A SECURITY DEPOSIT FROM RENTERS PAYABLE TO COAST VILLAGE. A DISCUSSION WAS HELD AND A MOTION WAS MADE TO ELIMINATE THE WORD "NON-RESIDENT" FROM THE LAST LINE OF THE ABOVE NAMED RESOLUTION. SECONDED AND PASSED.

A SHORT DISCUSSION WAS HELD REGARDING THE SMOKING RESOLUTION AND LOGO. 3 BASIC LOGO DESIGNS WERE SUBMITTED. ONCE A LOGO HAS BEEN CHOSEN, FURTHER DISCUSSION WILL TAKE PLACE REGARDING COLOR.

BOB WEEKLY DISCUSSED FINANCES. ONE YEAR AGO, THE PARK OBTAINED A $335,000.00 BANK LOAN FOR 10 YEARS TO PURCHASE THE COMMON AREA. MONEY HAD TO BE RAISED TO COVER THIS ASSESSMENT. WHEN ALL $2700.00 ASSESSMENTS ARE PAID, THE PARK WILL BE DEBT FREE. $87,000 HAS BEEN PAID TOWARD THE PRINCIPAL, WITH A BALANCE OF $248,000 REMAINING. THE LOAN PAYMENT IS $5,000 PER MONTH, WHICH EQUALS $20.00 PER LOT. IF NO ADDITIONAL PAYMENTS WERE MADE, THE LOAN WOULD BE PAID OFF IN 5 3/4 YRS. IF PAYOFFS CONTINUE, THE LOAN WOULD BE PAID OFF IN 3 YRS. IF ALL 101 ASSESSMENTS WERE PAID OFF THIS YEAR, WE WOULD START OUT 1993 DEBT FREE.

THERE WAS A DISCUSSION REGARDING A PROPOSED INTEREST RATE INCREASE FROM 6% TO 9%. NO DECISION WAS MADE.

THE PARK HAD TO BUY ALL THE INDIVIDUAL LOT OWNER DELINQUENCIES ALONG WITH THE PARK BUY OUT. AS OF TODAY, THIS EQUALS $12,000 OF DUES AND ELECTRIC DELINQUENCIES OF 6 MONTHS OR MORE. AS A NON-PROFIT ORGANIZATION, EVERYONE MUST PAY AND PAY EQUALLY. THE INTENT IS TO ACTIVELY PURSUE COLLECTION OF

THESE FUNDS. COAST VILLAGE IS WORKING ON A CLOSE BUDGET AND IS FACED WITH A DUES INCREASE WHICH HAS BEEN PUT OFF UNTIL 1993. OWNERS WERE ENCOURAGED TO PAY OFF THEIR $2700.

LOT OWNERS QUESTIONED WHO THE DELINQUENCIES WERE. GLEESPEN TOOK THE FLOOR AS A NON-PAYMENT RESIDENT. HE STATED HE WAS PROTESTING THE FACT THAT THE BOARD COULD SELL OUT THE ASSETS OF THE PARK AT ANY TIME. HE WAS CALLED OUT OF ORDER AND REMOVED.

DENISED REPORTED ON THE DELINQUENCY POLICY. EVERYONE KNEW THE CURRENT CC&R'S WOULD TAKE SOME WORK. PREVIOUS COUNCIL WAS RETAINED IN EUGENE. A LOCAL ATTORNEY IS NOW RETAINED. DELINQUENCY LETTERS HAVE GONE OUT. IN A PERIOD OF TIME, THE PARK WILL START FORECLOSURE PROCEDURES. IT IS BEING FILED WITH THE COUNTY AND EVENTUALLY, COAST VILLAGE BOOKKEEPER WILL TAKE OVER. AS FOR DELINQUENT ELECTRIC BILLS, METERS WILL BE REMOVED. THERE ARE 20 SERIOUSLY DELINQUENT ASSESSMENTS AND 12 SERIOUSLY DELINQUENT DUES/ELECTRIC ACCOUNTS.

DUES WILL BE BILLED "MONTHLY" ON THE 1993 STATEMENTS, AS OPPOSED TO THE CURRENT YEARLY BILLING METHOD.

A MOTION WAS MADE TO RETAIN THE MANAGER AND BOOKKEEPER ON A ONE YEAR CONTRACT IN ORDER TO PRESERVE THE CONTINUITY OF THE PARK WHICH HAS DEVELOPED SINCE THEIR EMPLOYMENT. IT WAS SECONDED. A DISCUSSION WAS HELD. BOB WEEKLY STATED NO CHANGES WERE FORESEEN AND IT WAS SHELVED UNTIL A LATER DATE.

DOVER DISCUSSED GARBAGE ISSUE. ALL TRASH CANS WILL BE REMOVED FROM THE COMMON AREA AS OF AUGUST 1, 1992. SEE SEPARATE POLICY SHEET. 2 CANS ALLOWED PER WEEK FOR PICK UP, WITH A PROPOSED $5.00 CHARGE PER EXTRA CAN. RECYCLING WAS DISCUSSED.

A QUESTION FROM MR. HEASLER REGARDING A CERTIFIED AUDIT WAS RESPONDED TO BY DENISE HEDEEN. JOE ENGLISH HAS BEEN ASKED TO CONDUCT A REVIEW OF THE BOOKS AT A COST OF $1800.00. THIS AMOUNT IS AVAILABLE IN THE BUDGET. A COMPLETE AUDIT WOULD COST $6,000-$10,000. THERE IS NO BUDGET FOR THE EXPENSE OF AN AUDIT THIS YEAR. THE DECISION HAS BEEN MADE FOR A REVIEW, WITH NO AUDIT UNTIL 1993.

MRS. MILICH PROPOSED A NOMINATION SCHEDULE FOR EARLY SUBMISSION OF NOMINEES IN JANUARY OF EACH YEAR. SECONDED. DISCUSSION WAS HELD. DEFEATED.

NOMINEES WERE ANNOUNCED. MOVED, SECONDED AND CLOSED. BRIEF INTRODUCTION FROM EACH CANDIDATE. THEY ARE IN BALLOT ORDER: NADINE MICHAELIS, TED BLATTER, JIM SANTOS, JOHN FORBES, DOUG BARROW AND JASON WILSON

MRS. MCKAY REQUESTS VOLUNTEERS FOR POOL WATCHING. SCHEDULING

IS FOR 2 HOURS PER WEEK.

A MOTION WAS MADE TO ELIMINATE "CAMPGROUND" FROM THE NAME. SECONDED AND PASSED. IT IS NOW COAST VILLAGE PROPERTY OWNERS CORP. (C.V.P.O.C.)

ANNOUNCEMENT OF THE WINNERS AT THE 5:00 POTLUCK IN THE POOL AREA.

APPOINTMENT OF THE OFFICERS AT 7:00PM.

BALLOTS WERE TURNED IN AS EACH LOT OWNER LEFT. THE FOLLOWING VOLUNTEERS WERE IN CHARGE OF COUNTING THE VOTES:
RHONA MILICH, BEVERLEE BURDICK, WANDA DEANER, LAURA PRESTON AND MILLIE BROWN

MEETING ADJOURNED