MINUTES

CVPOC ANNUAL MEMBERSHIP MEETING 13 JULY, 1996

The meeting was called to order by President Blatter at 1:05 PM in the Siuslaw High School Auditorium. A quorum of lot owners was present. There were 56 lots represented at the time the meeting was called to order.

The minutes of the July 8, 1995 Annual Meeting were read by the Secretary. Motion to approve by Davis, seconded by Ansite. Passed.

Treasurer's Report was given by the President. Checking account $14,280; Money market account $14,900. Motion by Barrow to accept the report, second by Lampropulos. Passed.

The Cone note is now paid. There is still $31,00 in unpaid notes to lot owners. The value of the common area determined by the insurance company is $662,744.

There are eighteen delinquent accounts - four are paying nothing. During the past year $20,369.23 has been collected from past due accounts.

Attorney Bills - Nicholson is current. Approximately $23,000 is still owing to Vial.

Repair to sewer lines was $1700. Two sewer pumps went out this past year for a cost of $4800. Clark reported that the city has installed a new water meter at the rear of the auto backflow valve. A water rate increase is expected in the near future. The city is to make corrections to increase the Park's water pressure.

CORRESPONDENCE

1. Letter from 205 Bourbon St. - Suggests that people are offended by the Hwy. 101 appearance of the Park and recommends that the present fence and tower be repaired or replaced. Discussion followed. The House Committee will continue their investigation of the project.

2. Letter from the PUD advising that their transformers are operating at maximum capacity and a moratorium is now in effect on any new installations in the Park. CV is expected to bear the cost of the new transformers, which amounts to $118 for each individual lot. General discussion of alternatives such as contacting not only the PUD, but also appealing to the PUC in Salem. Members may also want to contact political figures.

3. Letter from Hunt regarding rental lots. Disagrees with the rule that takes use of the common area away from owners renting their lot. Discussion also included the amount of vandalism that occurs. Security systems are being investigated.

COMMITTEE REPORTS

Election Committee - There were 104 ballots returned for the July election, 6 were invalid. Elected were: Ted Blatter, Director-At-Large; Doug Barrow, Mideast Sector; Larry Jackson, West Sector; Jinx Ostrom, Sailorman Sector; Jim McKay, Far West Sector; Janet Gunn, East Sector. "Thank You" to Ruth Sloan and her committee. The new, returning, and past Board Members were introduced to the membership.

OLD BUSINESS

1. Lawsuits - Carson is still in Appeals Court. The Gleespen case appears to be over.

2. In response to membership questions, Blatter advised that the cost to foreclose on a lot would be a minimum of $2200.

3. Club House and Satellite Bath Security - Some vandalism is still going on. Merbers are urged to be alert.

4. Boat Lot - Discussion of the finalization of the sale to Doug Barrow.

5. Sewer Pump and Line Repairs - The 5 pumping stations are being monitored to avoid breakdowns.

6. Parking Lot and Street Repairs - New pipes have been installed and the intake grate has been elevated and paved. The bid on the sewer line was $7500. The job was done for $1700 thanks to the efforts of our manager, Tom Jennings.

7. The Carson lot has become the property of a bank and is for sale.

NEW BUSINESS

1. Operations Manager - Tom Jennings was introduced.

2. Office Manager - Jacqui Shearer is Office Manager and bookkeeper.

3. Accountant - B. W. Large was dismissed. A CPA will be used for audits and specific situations.

4. Budget Committee is still working on the 96-97 budget.

5. Tree Removal - Attempts were made to have a logger remove dangerous trees. Due to the liability exposure and a drop in the price of wood chips, this is not going to happen.

GOOD OF THE ORDER

1. George Ansite submitted his letter of resignation effective 7/20/96.

2. Billy Clark submitted his letter of resignation effective 7/14/96.

3. Jim Yarnall raised the question that perhaps sectors are no longer needed.

4. Discussion for and against CV becoming an adult park. A hand count indicated that about two thirds of those present favored the change.

5. Thanks were given to the Fellowship Committee for their many fund raising projects this past year.

Motion to adjourn by Clark, second by Barrow. Meeting adjourned 3:25 PM.

Respectfully submitted,

Terry Tibbitts

Terry Tibbitts, Secretary