C.V.C.P.O.C.
BOARD MEETING
C.V. ADULT ROOM
JANUARY 11, 1992

Bob Weekly called the meeting to order, present were other board members, Hedeen, Ruff, Dover, Page and Santos. 13 lot owners attended.

Treasurers report: $26,673.32 in money market account, $35,372.91 in checking account. Bills presented for payment total$22,754.25. Motion was made, seconded and passed to pay current bills.

Village rep chairman, Wil Eaton announced several more resignations.. He felt we should wait for adoption of new structure before filling the vacancies.

Bob Weekly addressed the excessive flow of rumors circulating in the park. It was stated that the persons could be using their time and efforts in more positive ways. Garda Page reported that she had heard the board was "skimming" money. Complete records are kept to account for all funds, this accusation is totally out of line. There is also talk of secret board meetings. Last month it was announced at the board meeting that the board was meeting with Larry Gildea for him to review our corporate records. Denise read a leter from Gildea telling what went on at the meeting. Meeting was held last night to organize todays meeting. It has been reported that a lot owner threatened to fire one of the employees. The board does all hiring and firing, if there is concern about the employees, they should be taken up with George Williams, the employees immediate and only supervisor. There is only one corporation, no other has ever been formed or is even being considered. · The dues money was never used to pay money on the Schumachers attorney bill.

The questions of having mail delivered to the campground remains unanswered, as the post office was too busy in December to talk about it. This will be pursued in the near future.

Ray Gleespan gave a report on his findings on the corporate records. Articles of Incorporation are filed. Notices have not been properly given and agendas have not been published in advance of the meetings. The bylaws state they were revised 5/91. This needs to be corrected to adopted in 7/91. It was asked if there is a policy about selling lots for the purpose of rentals. Garda read a letter from Kay McCurdy stating that present covenants do not prohibit rentals. The management of rental property is a hot issue and a task force is working on possible solutions. This will be discussed at the general meeting. Letters are being sent to lot owners when their tenants cause damage to the common area or cause and disturbances.

Denise read a letter from a lot owner asking about Articles of Incorporation, bylaws, minutes of corporate meetings, ballots on changes of covenants, who owns corporation and questions regarding the loan at Siuslaw Valley ıank. All records are in the office and can be inspected by any lot owner by making an appointment with a board member.

Denise reported that Robin has expressed the need for having a place for lot owners to discuss financial matters with her in private and having a more quiet atmosphere to do her work. It has been decided to move Robin's part of the office to the small office next to the game room.

Denise announced that liens on property have been removed for all those who have brought their dues current. If anyone has a lien, brought dues current and did not receive a letter , please contact Denise.

Certificates have been designed and will be mailed to all those lot owners who have paid in their $2,700 for purchase of the common ground.

Frank & Shirley Utterback have been hired to live in the mobile at the gate and monitor all activities there. They will also cover for Jennie & Ron on their days off. Their compensation is free rent and utilities with no salary.

Garda read a letter with a suggestion that all owners purchase propane from the same dealer. The letter and response given will be available in the office.

Denise made a motion which was seconded and passed that the Covenant committee only revise the covenents. Millie Brown proposed that the covenant committee also be assigned the task of revising the bylaws. Motion was made, seconded and passed.

The vacant cabin on the common area will be used as a meeting place for committees. Furniture is needed if anyone would like to donate appropriate items.

Wil Eaton offered to bring a partition to be used in the office.

A lot owner asked if there were plans to improve the roads. The answer was given that we are in the process of long range planning to accomodate large expenditure items. A property owner is an expert in this field and will be consulted.

Francis announced he has ordered zappers. The ~~price~~ cost has been raised ro $13.85. The company wanted $75 to come to program then, Francis is talking with them about training someone in the park to do that.

Jim Santos has been appointed to fill the board vacancy on an interim basis until the July membership meeting. He is no relation to Joyce Santos.

Next board meeting will be February 8, 1992 at 10 a.m. in Adult room.

Meeting adjourned.

Denise B. Hales