

MINUTES

CVPOC BOARD MEETING 20 JANUARY, 1996

President Blatter called the meeting to order in the Adult Lounge at 10:05 AM. A quorum of Directors was present. 7

Ted Blatter - Director-At-Large	Carolee Blatter - S. Central Sector
Doug Barrow - Mideast Sector	Lisa Honseler - N. Central Sector
Chris Lampropulos - NE Sector	Larry Jackson - West Sector
Terry Tibbitts - East Sector	Ray Dunning - Sailorman Sector

George Ansite - S.W. Sector; Billy Clark - NW Sector; and James McKay - Far West Sector were absent.

The minutes of the November 18, 1995 meeting were read. There was no December meeting because a quorum of Directors was not present. Motion by Barrow to approve the minutes as read. Second by Carolee Blatter, passed unanimously.

President Blatter responded to some items in the above minutes as follows: Dues Continuation - Attorney bills continue and utility rates increased 1/96; The City does not know when Spruce Street bills will be mailed; The disputed plumbing bill will be written off by the plumber.

Treasurer's Report - Lisa Honseler reported that at the time of the meeting there was \$3969.48 in checking and \$20,760 in the Money Market account. Motion to approve the report by Tibbitts, second by Barrow. Motion passed. Another \$2000 has just been received and will be deposited to the Money Market account.

CORRESPONDENCE

1. Letters from John and Phyllis Ferguson and Robert Ferguson alleging mistakes were made in their pay, rent, and utilities since their employment started. They are requesting approximately \$17,000 additional compensation.

COMMITTEE REPORTS - None

OLD BUSINESS

1. Carson Lawsuit - The Carsons have filed bankruptcy, but the case is still in the Appeals system.
2. Gleespen Lawsuit - Apparently there are no more appeals available to him. Discussion to be continued in Executive Session.
3. Satellite Bath - Work is in progress.
4. Delinquent Accounts - Demand letters produced \$8000 in payments during the past two months. The lien process continues on some lots.
5. Parking Lot Drainage - Still looking for a solution. The elevation of the parking lot may have to be raised.

OLD BUSINESS (con't)

6. Boat Lot Easement - In the hands of the Park Attorney.
7. Reserve Money Account - Funds collected for delinquent dues have been deposited to this account.

NEW BUSINESS

1. Vehicle Replacement - Motion by Carolee Blatter that the Park purchase a chevrolet pickup for \$3000. Seconded by Dunning, passed. It was agreed by the Board that John Forbes could have the canopy shell.
2. Tree Removal - President Blatter reported that there is a possibility of getting a logger to come into the Park to remove some of the trees that are considered dangerous. The trees would be sold as hog fuel to offset the cost. If this can be arranged, each owner will have to mark dangerous trees only with a ribbon and give permission to the Board for removal. There will be no cost to lot owners.
3. Deck Repairs - Owners are again reminded that they are responsible for the maintenance of their property. If a Park employee is injured while performing duties such as meter reading, the property owner is responsible.
4. CC&R Format - Lisa Honseler and Jinx Ostrom have consolidated the existing recorded CC&R's and all recorded amendments into one package. Two sets were prepared. One set has the amendments attached at the end of the CC&R's and one set has the amendments placed in bold type in the body of the CC&R's. No changes in wording have been made. They are exact copies of the original. Motion by Tibbitts to accept the format with the bold print. Seconded by Jackson, passed unanimously. Discussion of changes that need to be made followed.

GOOD OF THE ORDER

1. Bookkeeping Service - At present the monthly charge is \$321.42. B. W. Large has increased the charge to \$508.34 per month. Motion by Barrow to accept. Second by Jackson. Motion passed.
2. Letter from the State of Oregon regarding the fatal injury to John Ferguson. We are requested to complete a questionnaire that will give them statistical information.
3. Lane County is assuming billing responsibility for the taxation of the water district of CV effective July, 1996.
4. Letter from the Bankruptcy Court Trustee stating that Carson's lot is in a state of abandonment. It is considered burdensome and inconsequential to the estate and has no equity of value.
5. A lot owner has requested a copy of all attorney bills. Because this is an expensive and time consuming process, the cost must be paid by the person requesting the information. President Blatter will allow a member in good standing to examine the bills while he is present.

GOOD OF THE ORDER (con't.)

6. Sewer - One of the main sewer pumps has gone out in Sailorman Sector. Preparations are underway to repair as soon as possible.

7. Park Management - A discussion was held regarding the duties of a Park Manager. President Blatter and Lisa Honseler have met with a man who has State and National Park management experience. He toured the Park and offered suggestions and advice. The Board also discussed obtaining bids for janitorial service instead of hiring employees to replace John and Phyllis Ferguson. Motion by Barrow, second by Lampropulos, to have a janitorial service clean all common area buildings on a contract basis. Motion passed.

8. The gate lot is now vacant. Motion be Barrow, seconded by Dunning, to rent out the gate lot with strict Board control of the tenants. Passed.

MEMBERSHIP INPUT

1. The black tips on the gate boards do not show up at night. It was suggested that we go back to painting them all white, or else red or yellow on the tips.

2. What is going to happen with the Fergusons' claims? President Blatter advised that Lisa Honseler is in the process of going over all the time cards. The Labor Board Attorney has informed us that rent and utility charges are legal.

Motion to adjourn to Executive Board meeting by Carolee Blatter, seconded by Barrow. Passed.

Meeting adjourned at 12:05 PM.

Respectfully submitted,


Terry Tibbitts
Secretary