MINUTES

CVPOC BOARD MEETING 14 OCTOBER, 1995

President Blatter called the meeting to order in the Adult Lounge at 10:05 AM.

A quorum of Directors was present.

Ted Blatter - Director-At-Large	Chris Lampropulos - NE Sector
Billy Clark - Northwest Sector	Terry Tibbitts - East Sector
George Ansite - S W Sector	Carolee Blatter- S.Central Sector
Doug Barrow - Mideast Sector	Ray Dunning - Sailorman Sector
James McKay - Far West Sector	Lisa Honseler - N.Central Sector

Larry Jackson - West Sector was absent.

Minutes of the September 9, 1995 Board Meeting were read. Motion to approve by Clark, seconded by Barrow. Passed unanimously.

Treasurer's Report - The monthly printout was circulated to the Board and a copy will be posted in the Post Office Building. Checking account balance is $10,679.88; Reserve account balance is $19,747.25. Motion by Ansite to accept the report. Second by Clark, passed unanimously.

Phyllis Ferguson reported that she caught someone climbing over the fence in the pool area. The Police Department will respond to calls, which should be made to 997-3515 rather than 911. They want to be made aware of any drug activities, trespassing, etc., but cannot act unless a complaint is signed. Additional "No Trespassing" signs will be installed on the perimeter.

CORRESPONDENCE

1. Letter from Amy Winter objection to the Parks refusal to give her renters key cards to the recreational facilities. She will be allowed to have cards for those lots that are current on dues and assessments.

2. Letter from Mike Herbert regarding the removal of the electric meter from his rental lot. He requests that the Park reimburse him for lost income at the rate of $10 per day. A discussion of the duties of the Park to provide electrical service followed. Any electrical violations should be corrected whenever they are discovered.

COMMITTEE REPORTS

1. Rules Committee - McKay reported on the complaint procedures. Members are asked to inform the Board and the Committee when violations are discovered. Complaint forms are available in the office. Some positive results have occurred from the 18 letters sent to those in violation. With the exception of two complaints, all problems have been corrected.

OLD BUSINESS

1. Lawsuits - Carson and Gleespen suits are in the Appeals Court.

2. Satellite Bath - Repairs have not been made.

3. Boat Lot - No offers have been received.

4. Travel Trailer - More dry rot was discovered. The highest bid received was for $1000 as is. Motion by Barrow to accept the $1000 offer. Second by Clark, passed unanimously.

5. Delinquent Accounts - The list submitted to the Board to have liens placed against them at the 8/12/95 Executive Board Meeting was in error. The names of Michaelis, Hillsberry, and Dame should not be on the list. Apologies to them for the error. One lot owner has requested a hearing regarding money owed on his lot.

6. Parking lot drainage - One line is working - the other is not working correctly. More work is needed.

7. Swimming Pool - $675 was spent to repair the Adult Pool. In addition to the hole there were many cracks that required repair. It was closed again because someone threw about 25 piles of human and dog feces into the pool. Until the results of bacterial tests are received, the pool will remain closed. Motion by Clark to increase the reward from $250 to $500 for information that leads to the arrest and conviction of vandals, etc. Seconded by Ansite, passed unanimously. The pool also needs a heater. When the pool reopens it will be open from 8:00 to 11:00 AM for adults and from 11:00 AM to 3:00 PM for all.

NEW BUSINESS

1. Duties and Rules for Office Employees - A job description was circulated to the Board members by President Blatter. Motion by Tibbitts, seconded by Barrow, that the circulated description of duties and rules be used as a guideline for CVPOC office employees. Passed unanimously.

2. Duties and Rules for Park Employees - A job description was circulated to the Board members by President Blatter. Motion by Barrow, seconded by Clark, that the job description and rules for Park employees be used as a guideline, with item #14 changed to end after for first sentence. Passed unanimously.

3. 5 Year Business Plan - President Blatter reported that the Park attorney and accountant advise that a plan should be established for the future of the Park. Many facets of the Park's operation will need to be addressed, such as: street and parking lot repair and improvement; sewer lines and pumps; water and electrical systems; amending CC&R's; possibility of hiring a Park Manager when the Cone mortgage is paid, etc.

NEW BUSINESS

3. 5 Year Business Plan (con't) - A committee will be formed to begin work on such a plan. Blatter suggests a committee consisting of Bill Ostrom, Roy Franssen, Mike Bray, Billy Clark, Garda Page, Bob Gray, Wilford Hassler, and other interested members. Arrangements have been made by Garda Page for 3 members of this committee to meet with a management specialist in Eugene before they start formulating plans. There will be no charge to the Park for this meeting.

4. Refund on Keys - Motion by Clark that refunds continue to be made on returned keys. Second by Barrow, passed unanimously.

GOOD OF THE ORDER

1. George Ansite read a statement giving his notice of resignation as Vice President effective immediately. The reason for his resignation was that he will be gone from the Park for the next several months.

Motion by Ansite, second by McKay, to elect Billy Clark as the Vice President. Motion passed.

2. General discussion regarding rental lots and how the CC&R's relate to the issue.

3. Discussion of a complaint received by Tibbitts about the unauthorized removal of "for rent" signs. If the signs are in accordance with the rules, there is no violation and they should be left alone.

4. The Board Meeting for November will be on November 18th.

MEMBERSHIP INPUT

Statement by Nadine Michaelis regarding her name being on the lien list.

Motion to adjourn by Barrow, seconded by Dunning. Motion passed unanimously. Meeting adjourned at 12:15 PM.

Respectfully submitted,

Terry Tibbitts

Terry Tibbitts
Secretary