MINUTES

CVPOC BOARD MEETING 18 NOVEMBER, 1995

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

A quorum of Directors was present.

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

Absent were: George Ansite - S.W. Sector; Larry Jackson - West Sector; James McKay - Far West Sector.

Minutes of the October 14, 1995 Board Meeting were read by the Secretary. Motion to approve by Clark, Seconded by Barrow. Passed unanimously.

Treasurer's Report: The monthly printout was circulated to the Board members and a copy will be posted on the bulletin board. There is $10,874.14 in checking and $19,796.48 in the Money Market Account. Motion to approve by Barrow, second by Clark. Passed unanimously.

CORRESPONDENCE

1. A bill from Chuck's Plumbing was introduced by Clark. Work was ordered by a lot owner without approval of the Park. There is some question if the bill belongs to the Park and it will be protested.

COMMITTEE REPORTS - None

OLD BUSINESS

1. Lawsuits - A decision from the Appeals Court is expected soon. Clark recommended that President Blatter request our attorney to provide written opinions when questioned about what we can or cannot do.

2. Satellite Bath - The heating system will be completed and exhaust fans will be installed to stop the mold growth on the walls. Discussed placing key card readers on the satellite in the future.

3. Planning Commission - A report was given by Bill Ostrom and copies of the report were circulated to the Board. Ostrom spoke to the management specialist in Eugene and was told that the Park already seemed to have a good idea as to what was needed for the future. The above mentioned report will be posted on the bulletin board.

Billy Clark reported on the Management Committee. A work list will be established, as well as a priority list. This committee should be an ongoing project to discuss and make recommendations to the Board as problems and needs occur and keep track of projects, progress, cost, etc. A discussion followed on the use and cost of a Park Manager, water and electricity costs, heating buildings with gas instead of electricity,etc.

OLD BUSINESS

3. (con't.) Motion by Clark to install water and electric meters in the common areas and sewer monitors to determine where the large costs are coming from. Second by Barrow, passed unanimously. The meters will be installed by Francis Dover.

4. Delinquent accounts - Liens are being placed on the last remaining lots. There will be a total of 18 liens.

5. Parking Lot Drainage - Report from Ray Dunning. The system is not working properly and the exact cause is unknown. A transom will be rented and used to determine the elevation of the flow line from the parking lot to the bottom drain. Bob Gray will operate the transom.

6. Swimming Pools - The adult pool has been closed due to lack of use. It will reopen in time for Spring Vacation in March of 1996. Motion by Lampropulos, second by Barrow, to have Emerald Pools conduct an analysis on the condition of the pools. Passed unanimously.

7. Easement Right of Way - Motion by Clark, second by Barrow, to place a 10 foot easement in the deed of the boat lot for future installation and repairs of utility lines passing through that lot. Passed unanimously. Also discussed the need for fire exits on the northeast and southeast corners of the park. The planning Commission will investigate this.

8. Dues Continuation - Motion by Clark, second by Barrow, to have the dues continue at $80 per month for another year. The continuation of attorney fees+other rising costs have created this need. Motion passed,with Honseler abstaining. It was noted that when the Cone mortgage is paid the dues structure will be reconsidered.

9. Reserve Money Account - The money from the sale of the travel trailer has been deposited to this account.

10. Motion by Clark, second by Barrow, that the park will purchase the dues reduction note in the amount of $1681 from Kilgore. Passed unanimously.

Motion by Barrow, second by Clark, that the park will purchase the demand note in the amount of $1750.52 from Kilgore by 11/30/95 if no one else in the park wishes to make the purchase. Passed unanimously.

11. Office Rules Outline - no discussion.

12. Duties and Rules for Park Employees - Some areas of the list need to be redefined.

NEW BUSINESS

1. Winter Hours for the Clubhouse - Motion by Lampropulos, second by Barrow, that starting immediately the closing hours for the clubhouse and laundry will be at 9:00 PM. Passed unanimously.

NEW BUSINESS (con't.)

2.A Park employee fell through a deck while reading a meter. A report has been filed with Workman's Comp. All owners are reminded that they are responsible for the maintenance and safety of their own lots. Those with hazardous decks, etc. must make the necessary repairs.

3. "No Trespassing" sign installations have not been completed. If anyone has a policeman tell them that CV is private property and the police are not involved, contact the police chief's office and ask for Valerie. Give her the officers name and badge number.

MEMBERSHIP INPUT

1. Noted by Tibbitts that Archie Ruff died recently. He was one of the founders of the Park purchase and served on the first Boards.

2. When is the City going to send the bill for Spruce Street? No one knows.

3. The gates can be opened by passing a pop can under the sensor. Blatter will have the installer check the sensitivity.

4. Can we control the number of people living on a lot? Can we have control over people buying property for rentals? Blatter will get a response in writing from our attorney.

5. Discussion of CC&R's. There are about six copies in circulation that are not valid. The correct copy is dated 9/28/70 , was amended in 1971, and has been stamped with the number 21673. Copies are available at the office.

Motion to adjourn by Barrow, seconded by Dunning. Passed.
Meeting was adjourned at 12:25 PM.

Respectfully submitted,

Terry Tibbitts
Secretary