MINUTES

CVPOC BOARD MEETING 17 FEBRUARY, 1996

A presentation was given to the Board and membership by the City of Florence Fire Marshall, Skip Passenger. He explained that there are several items that need to be corrected in the Park. Streets should have brush and trees cut back to give the required clearance for emergency vehicles, which is 20 feet in width and 14 feet in height. All propane tanks should be visible and brush should be cut back from trailers and structures. The cedar shingles inside the club house are also a fire hazard. Most important, emergency street numbers must be used. Giving a lot and block number delays response time.

President Blatter called the meeting to order at 10:50 AM in the adult lounge. A quorum of Directors was present.

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

George Ansite - SW Sector and James McKay - Far West Sector were absent.

Motion to approve the minutes of the January 20,1996 meeting as circulated was made by Tibbitts, second by Dunning. Passed unanimously.

Motion by Tibbitts, second by Clark, that Lisa Honseler be named Treasurer. She has acted in that capacity for the past two months on a temporary basis. Motion passed unanimously.

Treasurer's Report - $12,898.20 in checking and $20,826 in the Money Market account. A large bill for the sewer pump is coming. Motion to approve the report by Clark, second by Carolee Blatter. Passed.

CORRESPONDENCE - None

COMMITTEE REPORTS - None

OLD BUSINESS

1. Lawsuits - A letter from Attorney Vile was read by the President regarding the Carson suit. He recommends that we stop our cross appeal because of the Carson bankruptcy.

Motion by Clark, second by Barrow, that we authorize our attorney to dismiss our cross appeal in the Carson case. Passed unanimously.

Gleespen suit - in limbo at this time.

2. Satellite Bath - Repairs nearly completed and the plan is to open it on March 22, 1996.

3. Delinquent Accounts - Of the 12 accounts turned over to the attorney, liens have been filed on only two. The others have either paid in full or have made arrangements.

4. Parking Lot Drainage - An attempt to solve the problem will be made this summer.

OLD BUSINESS (Con't.)

5. Easement Rights For The Boat Lot - The 12 foot easement must be placed in the purchase agreement at the time of the sale.

6. Reserve Money Market Account - A separate account for emergency funds should be established. Motion by Clark that such an account be set up, second by Dunning. Motion passed with Carolee Blatter abstaining.

NEW BUSINESS

1. Discussion of matters brought up by the Fire Marshall. Motion by Carolee Blatter that the emergency number and street name be used for billings and that reference to this requirement be placed on the billings. Second by Clark, passed unanimously. All reference to a member's lot from now on should be the emergency number and street name. It was also suggested that a sign displaying a map of the street system be placed near the gate.

2. Tree Removal - A logger will inspect the situation and make a bid on what he can do. Any owner who has a "danger tree" should contact the office as soon as possible.

3. Deck Repairs - Owners are subject to liability in case of injury to any person due to the condition of their property.

GOOD OF THE ORDER

1. Materials Safety Zone - Cleaning materials, pool materials, paint, etc., must be stored in a special place immediately as ordered by OSHA. Two Board members will attend a hazardous materials class.

2. Police Department is working with the Park on a Neighborhood Watch Program. The police are also making patrols through the Park.

3. "Slow Down" or "Detour" signs are needed on Outer Drive where the deep hole is located.

4. Bookkeeping - Errors have been made regarding payroll.

MEMBERSHIP INPUT

1. It may be a good idea for members to leave emergency phone numbers with the office.

2. Garbage is accumulating on some lots. It may be necessary to charge extra for improperly packaged or excess garbage.

3. The game room is closed because of constant vandalism.

Motion to adjourn to Executive Board Meeting to discuss litigation and personnel matters by Tibbitts, second by Clark. Passed unanimously. Meeting adjourned at 11:50 AM.

Respectfully submitted,

Terry Tibbitts
Secretary