MINUTES

CVPOC BOARD MEETING 4 FEBRUARY, 1995

President Bray called the meeting to order at 1:01 PM.

A quorum of Directors was present.

Mike Bray - Director-At-Large	Terry Tibbitts - East Sector
Doug Barrow - Mideast Sector	Larry Jackson - West Sector
Billy Clark - Northwest Sector	Chris Lampropulos - NE Sector
Naomi Frosland - North Central Sector	Ted Blatter - S. Central Sector

James McKay - Far West Sector, Karen Olsen - Sailorman Sector, and George Ansite - Southwest Sector, were absent.

Minutes of the December 1994 meeting were read. Motion to approve as read by Clark, seconded by Blatter. Passed unanimously. There was no Board Meeting in January 1995 as a quorum was not available.

Treasurer's Report - Receipts $27,765, checks issued $34,197, balance in checking $4,801. Computer printouts were given to Board members and a copy will be posted in the mail room. Motion to accept the report by Tibbitts, seconded by Frosland. Passed unanimously.

CORRESPONDENCE

President Bray referred to and commented on several letters received from lot owners.

1. Letters have been received from members regarding the dues increase and the Board authority to do so. Bray pointed out that the authority is given in the amended Article III of the CC&R's.

2. Some members are not receiving their mail, and bulk mail has been used improperly. Response: Since bulk mail is not forwarded, monthly statements are sent first class in compliance with postal rules. Also, the office has not been notified of all address changes.

3. The Articles of Incorporation changes sent to Salem have been questioned. Bray advised that the only changes made were to Article 4 and 6.

4. One member stated that the large attorney bill is for the benefit of the Board only. Response by Bray: There is no incident in which a Board Member was represented in any way by the Park attorney. He(Bray) is the one authorized to contact the attorney and does so as briefly as possible and for Park business only.

5. There were comments about taking action against the 1991 Board of Directors. Response: That Board was following the advice of two attorneys and the Court.

6. Comments were made about not using certified mail to notify members of the dues increase. Response: The cost of sending 250 certified letters would be prohibitive to the Park.

CORRESPONDENCE (con't)

7. Statement that the dues increase of January, 1993 was for the purpose of repairing the streets. Response: A study of the minutes does not show any statement to that effect.

8. One member suggested that the Park should have paid Carson off to avoid the lawsuit. Response: That was impossible because we could not refund all buy-out assessments.

MEMBERSHIP INPUT

1. Shirley Green (2 - 40 & 41) - Would like to see more members present at meetings and work together to solve problems. She expressed concern about our property values and the image of CV in Florence. She is also concerned that the bike path on the north side of the park gives outsiders access. She has heard the following complaints: Cats have been shot or poisoned within the park and the recreation facilities are sometimes closed before 10:00 PM.

2. Pat Bryant (6 - 16) - Stated that they were charged a higher rate of interest on their manufactured home because of the lawsuits.

3. Arlene Stowell (14 - 13) - Wanted to know how owners in the front sector are to enter the park after Spruce Street is completed. No firm decision has been made yet. The Board is waiting for a response from a contractor regarding gates.

4. Roy Franssen (8 - 1) - Has the city responded to the question regarding blinking lights at the Spruce Street entrance? No.

OLD BUSINESS

1. Lawsuits - The final oral arguments in the Carson case were given in Lane County Circuit Court on 1/31/95. The decision of the court is expected in two or three weeks.

2. Spruce Street - Construction has begun.

3. Bylaw Changes - Eight changes were submitted to our attorney for approval and two were rejected. The rejected changes concerned renters and the number of persons residing on a lot. These changes should be in the CC&R's, not the bylaws.

4. Assessment (dues) Increase - As of January 215 owners had paid with no complaint.

5. Electric System - There is a problem with surcharge in Block 14 for peak demand cycle, resulting in a cost increase of $200 per month. No action has been taken on the letters regarding sub-standard electrical systems. Another letter is to be sent immediately.

OLD BUSINESS (con't)

6. Delinquent Accounts - A letter containing recommendations from our attorney was read. Motion by Clark to accept this letter for use on delinquent accounts, seconded by Barrow. Passed unanimously. The letter is as follows:

Your account is now delinquent 30 days or more and must be paid in full by cash or certified money before (applicable date). If you fail to pay in full by (applicable date) your account will be turned over for legal action, which may include the following:

A. Lien action.
B. Possible foreclosure.
C. Restricted use of common area.
D. Cancellation of utilities and garbage pick up.
E. A 9% interest charge added.

7. Pet Control - The local Humane Society has decided not to accept trapped cats from CV because we are a closed community. They couldn't feel certain the cats were strays. One owner has 10 or 12 cats who leave their messes and stench on neighboring lots, creating quite a problem. One answer may be to assess charges against the violators, as there are provisions for pet control in our CC&R's.

NEW BUSINESS

1. Use of the recreation facilities to maintain non-profit status with the IRS. We must make the park available to the public by reservation, but a charge can be made. Discussion of how much to charge, which room would be made available, etc., followed. No action taken.

Motion by Clark that lot owners have use of the recreation room at no charge, but they must make a $100 refundable deposit. Seconded by Lampropulos. General discussion. Passed unanimously.

Motion by Barrow to amend the previous motion to exclude use on holidays and prohibit the use of alcohol. Second by Blatter. Passed Unanimously.

A motion to table the two previous motions until the next Board meeting was made by Clark, seconded by Blatter. Passed unanimously.

Motion to adjourn to an Executive Board Meeting to discuss lawsuits and personnel matters by Blatter. Second by Lampropulos. Passed unanimously.

Meeting adjourned at 2:45 PM.

Respectfully submitted,

Terry Tibbitts
Secretary