MINUTES

CVPOC BOARD MEETING 4 March, 1995

President Bray called the meeting to order at 1:05 PM.

A quorum of Directors was present.

Mike Bray - Director-At-Large	Ted Blatter - So. Central Sector
Doug Barrow - Mideast Sector	Terry Tibbitts - East Sector
Billy Clark - Northwest Sector	Chris Lampropulos - NE Sector
Naomi Frosland - No. Central Sector	Larry Jackson - West Sector

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

Minutes of the February 4, 1995 meeting were read. Motion to approve made by Jackson and seconded by Frosland. Passed unanimously.

Treasurer's Report - given by Clark. Checking account balance $7,584. Money Market Account balance is $14,604. In the past 8 months $36,000 has been paid in legal expenses. Balance of the Cone note is $72,312. Motion to approve the report by Tibbitts, seconded by Lampropulos. Motion passed unanimously.

CORRESPONDENCE

1. Clark read a letter from the PUD that was in response to inquiries from several lot owners regarding the wiring to their lots. The PUD states they have no jurisdiction over individual wiring problems.

2. Tibbitts read a letter from Ray Carson in which he demands a credit for all money he has paid in excess of $48.34 per month and a credit for the $310 delinquent amount he paid on blk 2 lot 33, to be applied to his account on blk 9 lot 7.

3. Letter from Georgia Dame - This letter was not read to the membership as it contained personal references to individuals in the park. The main content of the letter was in reference to the reading of electrical meters. She considers this as trespassing and wants to read her own meter. Mike Bray advised this letter was in response to a notice posted on the bulletin board which stated that all meters will be read by CV personnel only. The date of each reading will be posted and lot owners will be required to have their meters available to be read. If not available, CVPOC will discontinue service. A letter of permission will be necessary on lots bearing "no trespassing" signs.

At this point in the meeting Bray called for membership input. None

COMMITTEE REPORTS

1. Bylaws - committee will meet again to make corrections recommended by our attorney.

COMMITTEE REPORTS (con't.)

2. Pool - Rules need to be enforced. Discussion of the limitation of the number of persons from one lot allowed to use the pool at one time. No action taken. Pool hours were discussed.

OLD BUSINESS

1. Motion by Clark, seconded by Blatter, to bring the tabled motions of the last meeting to the attention of the Board. Passed unanimously.

2. Motion by Clark as follows: Lot owners will have use of the recreation rooms for private events at no charge. There will be a $100 refundable deposit. Area must be reserved and will not be available on holidays. Use of alcohol is prohibited. Seconded by Blatter, passed unanimously.

3. Motion by Blatter, seconded by Tibbitts, that any requests for non-owner useage is to be presented to the Board for approval and charge. Passed unanimously.

4. Lawsuit - Bray reports that he has just been notified that a decision has been made in the Carson suit. The court has ruled in favor of CVPOC.

5. Spruce Street - Possibly paved by May. Estimates on the gate system: Hwy 101 gate will remain for entrance only. There will be an exit only gate from the front section onto Spruce Street. A removable pole in the center of each entrance will allow large units access to the area. The entrance to the rest of the park will consist of two gates, very similar to what we have now. That will also have a removable post which will allow large units to enter the park. Our present cards and zappers will be used. There may possibly be a phone system that will allow a visitor to call the lot owner from the gate. The owner can then punch a button and allow the guest to come into the park. There are several different functions that may be available. At the same time, the locked door to the Clubhouse could be changed to the use of your gate card for entry. There are too many keys in circulation in Florence. Total cost of the described system is $10,931.

New Entrance

6. Bylaw Changes - Committee meeting on Saturday, March 11, 1995 at 10:00 AM in the lounge.

7. Assessment - Dues Increase - No further discussion.

8. Electrical System - The locked circuit breaker boxes owned by the Park are 30 amp. If a lot owner has larger breakers and the circuits are overloaded, it trips the breaker in the Park box and a correction should be made by the owner if this occurs repeatedly. Clark reports that many landlords have ignored the electrical inspection letters. To date there have been two electrically caused fires on rental property.

OLD BUSINESS (con't.)

8. Electrical System (con't) - Motion by Clark that the Park have the City of Florence inspectors check lots that do not appear to be in compliance with State Codes. The $55 charge will be paid by the Park and billed back to the involved owner. Second by Barrow, passed unanimously.

9. Delinquent accounts - Ten certified letters have been mailed. Six owners responded with payment in full. As a result, over $2,000 has been collected in the past few days.

10. Pet Control - Discussion of the cat problem. Since the Humane Society can not help, Bray suggested the Sector Director should discuss the situation with the owner who is taking in all the strays and also encourage neighbors to make complaints to the City.

NEW BUSINESS

1. Swimming Pool - Motion by Blatter to open the adult pool as soon as possible. Seconded by Frosland. Passed Unanimously.

2. Motion by Barrow, second by Blatter, to have pool hours from 8:00 AM to 9:00 PM, with adult only usage from 8:00 to 11:00 AM. Passed unanimously. Common area doors will still remain unlocked until 10:00 PM.

3. Pool Supervision - Motion by Blatter, second by Lampropulos, to have the gate keeper move to the office in the pool area for the main purpose of supervision. Hours to be noon to 9:00 PM, with a 1 hour break during the afternoon. Additional duties to be assigned by the Board. Passed unanimously.

4. April meeting is to be a General Membership Meeting. The site is to be determined.

A motion to adjourn was made by Barrow and seconded by Tibbitts. It was noted that there was to be an Executive Meeting to discuss the lawsuit, but since a decision has been made in the Carson case there was not a need for the meeting. Motion passed unanimously.

Meeting adjourned at 2:50 PM.

Respectfully submitted,

Terry Tibbitts
Secretary