MINUTES

CVPOC BOARD MEETING 1 APRIL, 1995

The meeting was called to order by President Bray at 1:07 PM.

A quorum of Directors was present.

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

Absent Directors: James McKay - Far West Sector, George Ansite - Southwest Sector, Naomi Frosland - North Central Sector.

The Board meeting followed a scheduled General Membership meeting. Since there were not enough members in attendance to make a quorum for that meeting, the members that were present were asked to participate in the discussions during the Board meeting.

Karen Olsen, Director of Sailorman Sector, has resigned because her employment conflicts with Saturday Board meetings. After the current vote on the bylaws is completed, it will be determined how to fill her position.

The minutes of the 3/18/95 Board meeting were read. Motion by Clark to approve, seconded by Barrow. Passed unanimously.

Treasurer's Report by Clark - The nine month report is out and will be mailed to the membership. The Money Market balance is $14,000, checking account balance is $5,112. Water and sewer costs continue to rise. Legal fees paid out during this period total $41,000. The balance due on legal fees is approximately $30,000 and is being paid at the rate of $5,000 per month. There are some ongoing legal fees because of the Gleespen lawsuit and the filing of liens against those with delinquent accounts. Blatter moved to approve the report, second by Tibbitts. Passed unanimously.

CORRESPONDENCE

1. Clark read a letter to be sent to landlords containing requirements specified in the Oregon Landlord-Tenant Act.

2. Clark read a letter from Don Lohr, Block 2, lot 7. He questioned the high legal bills, wants to put off any work on the streets and parking lot at this time, suggested reducing the amount of water wasted in the park, and agrees with selling the boat and host lots for fair market value.

COMMITTEE REPORTS

1. Election Committee - Ruth Sloan and her committee have mailed out the ballots for bylaw changes. The return date deadline is 4/20/95.

COMMITTEE REPORTS (Con't.)

2. Budget Committee - Bray recommends that a committee be formed and work started by May 1, 1995. The budget for next year needs to be ready by July 1, 1995.

3. July Election for Directors - Interested members should advise the Election Committee in writing by May 15, 1995.

OLD BUSINESS

1. Carson Lawsuit - Judgment papers are being prepared. The Court allowed us to recover some court costs, but did not allow attorney fees.

2. Gleespen Lawsuit - He is in the process of amending his complaint.

3. Spruce Street - The gate system will be as described during the March 4, 1995 Board Meeting. The added feature will be a phone system in addition to our cards and zappers. The cost is estimated to be $12,900. Bray advised that a lot owner has offered to loan this amount to the Park on a 3 year basis at 7¼%. There was a general discussion by the members regarding the pros and cons of different types of gates, security, and funding for the project.

Motion by Jackson that $13,000 be withdrawn from the Money Market account to be used to purchase the gate system, seconded by Clark. Motion passed with 5 yes votes and Tibbitts voting no.

NEW BUSINESS

1. Road Repairs - No formal estimate has been received.

2. Selling of the Guest Host and Boat Lots - The consensus of the members present and those responding to the questionnaire has been to sell the lots after obtaining a market analysis.

Motion by Blatter to start proceedings for the sale of the Guest Host lot, Blk 15, lot 14. Second by Barrow. Passed unanimously.

Motion by Lampropulos, second by Barrow, to start proceedings for the sale of the boat lot. Passed unanimously.

3. Repairs to Parking Lot - Estimate is $6,000. Park personnel will make minor repairs to improve drainage.

4. There was a general discussion about the possibility of CV becoming an adult park.

GOOD OF THE ORDER

Discussion regarding the number of perple residing on a lot. Bray pointed out that the city and county have no interest in enforcing health ordinances. They say we need to control the problem with our rules and CC&R's.

Barrow moved to adjourn, seconded by Blatter. Passed unanimously. Meeting adjourned at 2:48 PM.

Respectfully submitted,

Terry Tibbitts, Secretary