

## MINUTES

CVPOC BOARD MEETING 20 APRIL, 1996

The meeting was called to order by President Blatter at 10:07 AM in the Adult Lounge. A quorum of Directors was present.

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

George Ansite, SW Sector, was absent. Ray Dunning, Sailorman Sector has resigned.

The minutes of the March 9, 1996 Board Meeting were read. Motion by Clark to approve, seconded by Carolee Blatter. Motion passed.

Treasurer's Report - Checking account - \$9980.82; special checking account - \$1562.28; money market account - \$16,024.44. Motion to approve by Clark, second by Carolee Blatter. Motion passed. Discussion of the rising cost of water and sewer charges followed.

### CORRESPONDENCE

1. A letter from Bob Ferguson requesting a salary increase of \$200 per month effective May 1, 1996, was read by President Blatter. Several Board Members expressed their concern, preferring to wait until a manager is hired. Motion by Clark to grant the raise, second by McKay. Motion failed - 3 yes, 5 no. Voting no were Jackson, Barrow, Honseler, C. Blatter, and Tibbitts.

2. President Blatter read letters from Loren Fleming containing complaints about encroachment, illegal building throughout the Park, harassment, and accusations that Board Members were bigots, racists, and thieves. Fleming was allowed to voice his opinions to the Board and members present. There were heated statements from Fleming, the members present, and Board Members. Some comments were of a positive nature, several were not.

3. Letter from D. J. Forbes requesting that the large pool be opened in time for Rhody Days. Every effort will be made to accomplish this.

### COMMITTEE REPORTS

1. Election Committee- Ruth Sloan advised that applications for Sector Directors and Director-At-Large will be mailed soon. The position in Sailorman Sector will not be filled until the regular election. It was suggested that applications be mailed to the membership along with the billing notices or newsletter.

2. House Committee - It has been suggested that new rules be instigated for owners of rental lots. The committee is still working on the details. They meet on Saturdays at 11:00 AM in the office. Clark urged any interested owners to attend.

OLD BUSINESS

1. Lawsuits - President Blatter has been informed via telephone that the Carson appeal has been dismissed by the Court. Written notice has not yet been received.
2. Cone Mortgage - Should be paid in two or three months. There are 17 owners that made loans to the Park at the time of the purchase. Payments still have to be made on these notes on a semi-annual basis.
3. Delinquent Accounts - A payment of approximately \$1600 was recently paid on one of these accounts.

NEW BUSINESS

1. Tree Removal - It has been discovered that many of the trees in question have nails, spikes, wires, etc. embedded in the first 8 feet. Ideas are still being pursued for the removal and disposal of the trees. The chip market is low at the present time, but starting upward.
2. Deck Repairs - One deck is so dangerous that it cannot be crossed to read the meter.
3. Emergency Numbers - These numbers must be installed. The City may cite those lot owners without the proper numbers. The cost of the post, numbers, and installation is \$8.00. We can thank John Forbes for doing this job. The old lot and block numbers must be removed.
4. Technician - Manager - The Board is working with a local employment agency. Three applicants have been interviewed, and more are scheduled.
5. House Committee - A set of rules and procedures for enforcement of the rules was submitted by the committee. Motion by Clark to accept the rules as presented, seconded by Barrow. Passed unanimously. The rules will be posted on the bulletin board and sent to the membership.
6. Sewer - One pump has been repaired, but there are still problems because of the age of the system.

GOOD OF THE ORDER

1. Security Cameras - Discussion of the possibility of having cameras installed in the common areas. The Board recommended that President Blatter contact a security company and obtain an estimate of the cost.
2. Gates to the west entrance of the Park are still not working properly. Jackson will contact the installing contractor in Eugene.

MEMBERSHIP INPUT

1. Bill Ostrom asked questions regarding the use of a manager and the present maintenance person. He also suggested that the Board consider making a lesser offer to Bob Ferguson.

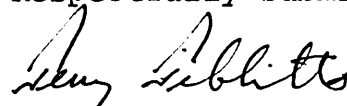
MEMBERSHIP INPUT (con't.)

2. After Board discussion, Barrow moved to reconsider the vote on the salary raise for Bob Ferguson and to make an offer of a \$100 per month increase. Seconded by Jackson. Motion passed with 7 yes votes. Lisa Honseler and Carolee Blatter voted no.
3. Burning is still being done on the boat lot - but no loose leaves.
4. Anyone doing any work for the Park, even on a volunteer basis, must sign an insurance variance form in the office. This is a requirement of our insurance company.
5. It was suggested by a member that Loren Fleming's accusations be addressed by letter and hearings held to resolve the issues raised. President Blatter stated that this will be done.

Motion to adjourn by Barrow, seconded by Jackson. Motion passed.

Meeting adjourned at 1:20 PM.

Respectfully submitted,



Terry Tibbitts  
Secretary