MINUTES

CVPOC BOARD MEETING 6 MAY, 1995

The meeting was called to order by President Bray at 1:05 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
Doug Barrow - Mideast Sector
Larry Jackson - West Sector
James McKay - Far West Sector

Chris Lampropulos - N. E. Sector, George Ansite - Southwest Sector, and Naomi Frosland - North Central Sector, were absent. There is still a vacancy in Sailorman Sector.

The minutes of the April Board meeting were read and corrected to show the correct date of May 15, 1995 for election applications to be returned to the Committee. Motion by Tibbitts to pass the minutes as read and corrected, seconded by Blatter. Passed unanimously.

Treasurer's Report - Ten month report given by Clark. Cash received - $250,655; expenditures $260,833; checking account balance $5559; Cone loan balance $64,464. Tibbitts moved to accept the report, seconded by Blatter. Passed unanimously.

CORRESPONDENCE

1. Letter from Block 4, lot 10 requesting that more information on the lawsuits be included in the Newsletter.

2. Letter from an owner regarding the amount of interest owing on the buy-out assessment. This was in response to 20 letters sent out to owners in arrears on assessment payments. The total in arrears is $6000.

COMMITTEE REPORTS

1. Budget Committee - The Committee has met twice and more sessions are planned. Clark explained two proposals under consideration at this time. Input was received from the members present, and the majority favored leaving the dues at $80.

2. Election Committee - Report by Ruth Sloan. Ballots for the bylaw amendments have been counted. All six measures were passed by large margins. Results are posted on the bulletin board.

Applications are being taken for Director-At-Large and six sector Directors. The applications must be in the hands of the Election Committee by May 15, 1995. Ted Blatter and Harvey Daugherty, candidates for Director-At-Large, were present. Each made a statement and answered questions.

A 550 + 0 = 140

3. Architectural Committee - General discussion regarding signs in the Park. Members were especially disturbed by all of the "No Trespassing" signs, which are in violation of our CC & R's.

OLD BUSINESS

1. Lawsuit - The Gleespen case is still scheduled for a hearing in June. He is claiming that the annexation of the West Sector was illegal.

2. Bylaw Changes - The changes just approved will be consolidated into the bylaws and will then be recorded with the State. Copies will be made for the membership.

3. Spruce Street - Paving and fencing expected to be completed by 5/20/95. The 101 entrance will be closed with a removable fence. The entrance and exit for the West Sector will be on Spruce Street. It appears that the phone system at the gate will not be practical for our situation. It could create a traffic problem due to the lack of space on the approach to the gate. Since the street is not wide enough to accommodate a center island, the card reader will be located on the passenger side of the vehicle.

Motion by Barrow, seconded by Blatter, that the telephone system at the gate be deleted. Passed unanimously.

Motion by McKay to close the entrance on 101 upon completion of the paving and install the entrance and exit gates for the West Sector on Spruce Street. Seconded by Barrow, passed unanimously.

4. Club House Security - The gate card system is now operational and working well. Keys are still necessary for the satellite bath.

5. Guest Host and Boat Lot Sale - An offer for the Guest Host lot has been received. The offer is for $22,000 cash, subject to financing. Motion by Blatter to accept the offer if the purchaser can arrange to have the closing on or before 45 days from this date. Second by Clark, passed unanimously.

Motion by Barrow to offer the boat lot for a price of $35,000. Second by Clark, passed unanimously.

6. Road Repair - Repairs will be made as money is available.

7. Parking lot repair - Maintenance personnel will replace collapsed drain pipes. Paving will have to be postponed.

NEW BUSINESS

1. An annual review of the Corporation books is needed again. Motion by Barrow to have B. W. Large begin. Second by Clark, Passed unanimously.

GOOD OF THE ORDER

1. Explanation of the error on utility bills on the monthly statement. The computer picked up the previous month's electric reading. The error will be corrected with the next reading.

GOOD OF THE ORDER (Con't.)

2. There was a notification of a hearing in the Siuslaw News regarding CV and the Public Utility Commission. A form to register the Park as a water district was not filed at the time we purchased the park (7/91). This was an oversight and the proper form has now been filed with the PUC in Salem.

3. Dues are due on the first of each month per the CC&R's. Payments must be received by the 25th of each month to get into the computer for that month. If the payment is not received by the 25th, the computer will add 9% interest on the next billing.

4. Motion by Barrow, second by Blatter, to change the starting time for Board meetings to 10:00 AM. Passed unanimously.

5. Office Staff - Motion by Clark to authorize President Bray to hire an office manager to do all normal office procedures, total office payroll not to exceed $1000 per month. Second by Jackson, passed unanimously.

6. Motion by Blatter, second by Barrow, to change the date of the June Board meeting to June 10, 1995. Passed unanimously.

7. The annual General Membership Meeting will be held on July 8, 1995 at 1:00 PM. Location to be announced later.

Motion by Blatter to adjourn to an Executive Board Meeting to discuss the lawsuits. Second by McKay. Passed unanimously.

Meeting adjourned at 3:05 PM.

Respectfully submitted,

Terry Tibbitts
Secretary

CORRECTION TO MAY 6, 1995 MINUTES:

The Minutes of the May 6, 1995 Board Meeting were corrected at the June 10, 1995 Board Meeting.

The amount of the selling price of the Guest Host Lot was corrected from $22,000 to $21,000.

Respectfully submitted

Terry Tibbitts
Secretary