CVPOC BOARD MEETING 10 JUNE, 1995

President Bray called the meeting to order at 10:00 AM.

A quorum of Directors was present:

Mike Bray- Director-At-Large
Ted Blatter - So. Central Sector
Billy Clark - Northwest Sector
Terry Tibbitts - East Sector
George Ansite - Southwest Sector
Doug Barrow - Mideast Sector
Chris Lampropulos - N.E. Sector
James McKay - For West Sector
Larry Jackson - West Sector

Naomi Frosland, North Central Sector, was absent. There is still a vacancy in Sailorman Sector.

The minutes of the May Board Meeting were read and corrected to show the correct selling price of the Guest Host Lot was $21,000. Motion to approve as corrected by Clark, second by Ansite. Passed unanimously.

Treasurer's Report - Cash received in May was $28,666.16, checks issued $29,942.80; Checking account balance $4283.01. Income for 11 months ending 5/31/95 - $279,322.09; checks issued - $290,776.49. A complete report will be posted on the bulletin board. Motion to accept the report by McKay, second by Ansite. Passed unanimously.

CORRESPONDENCE

Clark read a letter from an owner who suggests that the money from the sale of the Guest Host lot (and the Boat lot when sold) be applied to the Cone note. Also recommended that steps be taken to assure that outstanding assessments are paid in full when a property is sold.

COMMITTEE REPORTS

1. Election Committee - Ruth Sloan reported on the current election for Directors. There are two candidates for Director-At-Large; Ted Blatter and Harvey Daugherty. There are five Sector Director candidates. So far 130 ballots have been returned and counting will begin after the June 20th voting deadline. The results will be posted and placed in the News Letter.

2. Budget Committee - Clark reported that due to the continuing expense for attorney fees, the $80 monthly dues amount is needed for a period of time. Motion by Clark to adopt the budget with the dues continuing at $80 until 12/31/95 and returning to $60 beginning 1/1/96. The motion was seconded by Barrow and passed unanimously. A thanks was given to the members of this committee for their work.

3. Clark reported that a group of owners has suggested that a committee be established to help the Board recognize violations in the Park and make recommendations. Motion by Clark that a Rules Committee be formed under the direction of James McKay. Second by Ansite, passed unanimously.

OLD BUSINESS:

1. Lawsuits - Gleespen suit still set for hearing on 6/27/95. Ray Carson has filed an appeal in his case.

2. Bylaw Changes - Motion by Blatter to have 150 copies of the bylaws made to give to the membership at the annual meeting. Second by Barrow, passed unanimously.

3. Motion by Blatter to authorize President Maynard Bray to sign the necessary papers, including the warranty deed, to close the sale of the Guest Host Lot. Seconded by Barrow, passed unanimously.

4. Spruce Street - Work has started on the gate system. Construction of the Hwy. 101 fence and gate will begin as soon as possible. Clark advised the Board that the beams on the large CV sign on Hwy. 101 are deteriorating and will be inspected for safety.

5. Club House Security - No major problems in the pool area, but vandalism is occurring in the Satellite Bath. People are leaving the heaters on full blast, toilet paper and paper towels have been thrown around the area leaving a large mess, and obscenities have been written on the walls.

6. Sale of Lots - The Guest Host Lot is in escrow.

7. Road Repair - Major repairs will have to be delayed.

8. Repairs to Parking Lot - Some work has been done on the drainage problem by Park personnel. Bray advised that there were five service calls in May to unclog sewer lines. The Board is checking into the possibility of having a monthly inspection of the sewer system to prevent blockage problems.

9. PUC Hearing - No request was made for a hearing.

NEW BUSINESS:

1. Annual Review - In progress by B. W. Large.

GOOD OF THE ORDER:

1. Discussion of Pool Use - It has been suggested to the Board that the adult pool be closed due to low usage. Board opinion was that with the end of the school year the pools will get more use.

2. Discussion of Refunds for Gate Remotes and Keys - Bray advised that most remotes are inoperable when returned. Motion by Barrow, seconded by McKay, that the Park cease making refunds for remote control units and keys. Passed unanimously.

GOOD OF THE ORDER (con't)

3. The Board gave approval for a mobile home unit to be placed on Blk 14, lot 15, subject to an electrical inspection by a licensed electrician. Motion to approve was made by Ansite and seconded by Jackson. Passed unanimously.

4. Motion by Blatter, seconded by Ansite, to place a CV sign at the West Sector entrance. Motion passed with 7 yes, Clark no.

5. Liens filed during the past two years for delinquent dues and assessments are as follows: (The amounts shown indicate the balance due at the time the lien was filed.)

Ray Gleespen	$3107.20
Len Crane	$2518.43
Rich Kraack	$4287.66
Dale Jones	$3955.75
Chin-Steiner	$3452.90
Patterson, Richard	$1010.85
Sherry Berger	Amount not given
Ray Carson	Amount not given
Amy Winters	Amount not given

Motion to adjourn to an Executive Board Meeting to discuss the lawsuits by Barrow, seconded by Blatter. Passed unanimously.

Meeting adjourned at 11:55 AM.

Respectfully submitted

Terry Tibbitts
Secretary