

MINUTES

CVPOC SPECIAL BOARD MEETING ON 12-21-97

The meeting was called to order by President Chris Lampropulos at 1 P.M. A quorum was present consisting of Larry Jackson, Evelyn Leach, Lisa Honseler, Janet Gunn, Charlene Lampert and written statements from Francis Dover, Doug Barrow, and Carolee Blatter.

This special meeting was called for the purpose of reviewing and approving the Standards of Review for Acceptability in Coast Village of Proposed Dwelling Unit Structures and to appoint Charlene Lampert to the Board for SailorMan Sector 9 and as Secretary, Pro Tem.

President Chris Lampropulos appointed Charlene Lampert as Board Director for SailorMan Sector 9 and as Secretary, Pro Tem to fill the vacancy created by the resignation of Jinx Ostrom.

Discussion proceeded regarding the official standards statement submitted for Board approval by the Architectural Committee.

Larry Jackson indicated that he especially liked the policy of having a unit inspected before it comes into Coast Village.

Chris Lampropulos indicated that it was very important to have a stated policy as to what is and is Not acceptable and to apply this policy to every unit attempting to come into Coast Village. It needs to be understood that these policies are non-discriminatory and will be applied equally to everyone coming in.

Lisa Honseler asked about location of inspection of a unit before it comes into CV. It was explained that there are several places locally where the unit could be placed temporarily to accommodate this need, including parking it at the curb on the street for a short time.

Janet Gunn indicated that the Architectural Committee has been working on the Standards to be applied to the pre-entry approval of units for quite some time and on Dec. 10th, the Architectural Committee adopted these standards. Janet went on to state that the Architectural Committee believed it was very important for all units coming into the park to be informed of the standards that will be applied to determining whether or not a unit will be approved as a Dwelling Structure. It is also important for everyone to know that these policies will be applied equally to all.

Janet Gunn went on to explain that the first communications

regarding these standards went to Mr. Grall on 10-31-97 to thank him for cleaning up his lot and to inform him that Coast Village needs to approve units prior to placement on a lot.

Janet Gunn also informed the Board that the Architectural Committee has met with Coast Village attorney, Tom Nicholson, three times during the development of Standards of Review for Acceptability of Proposed Dwelling Unit Structures prior to the Committee's adoption of the stated policies on December 10, 1997.

Evelyn Leach requested clarification of the meaning of rodent and vermin resistant. It was explained that any proposed unit coming in must not have holes in the floors or sides and have appropriate skirting to keep these pests out of the unit.

Larry Jackson brought up that most trailer parks won't allow a trailer into their park if it hasn't been recently inspected and approved because of the potential fire hazard. Most of these parks use a cut-off date of 1988 or 1989.

The application for bringing a unit into Coast Village was reviewed and Al Lampert, Architectural Committee member, was asked to revise Coast Village's old form to be certain the Architectural Committee's policies are reflected therein.

There was a general discussion regarding the best method for formally notifying the homeowners of this policy. It was decided that to be certain all homeowners are properly notified, we will send them a copy via certified mail. The local Real Estate offices can be notified via regular mail and a copy of this policy will be provided to all new homeowners in their "new homeowners package".

Larry Jackson made a motion to adopt the Standards of Review for Acceptability of Proposed Dwelling Unit Structures policy developed by the Architectural Committee over the past few months with only one correction:

Change item e under

C. Mechanical

1. Every unit shall.....

e. peeling, to

2. Every unit shall be free of
peeling, blistered
paint.....etc.

Larry Jackson also moved that this official Coast Village policy be mailed to all lot owners via Certified Mail, with a return receipt and with a cover letter from the Architectural Committee. Janet Gunn Seconded the motion. Motion carried unanimously.

Chris Lampropulos adjourned the meeting at 2 P.M.

Chris Lampropulos Charles Lampert

STANDARDS OF REVIEW FOR ACCEPTABILITY OF PROPOSED DWELLING UNIT STRUCTURES.

DWELLING UNIT STRUCTURES

A: Safety:

1. Unit must have RVIA and/or UL inspection certification.
2. Unit must have at least two functioning smoke detectors.

B: Structural Integrity:

1. Must have stability and integrity of floors, walls and roof.
2. Evidence of dry rot, weakened floors, leaking roof and/or leaking windows is grounds for rejection.
3. Must be inspected for reasonable cleanliness and be rodent and vermin resistant.

C. Mechanical:

1. Every unit shall be in good working order and shall include but not be limited to:
 - a. functioning cooking facilities
 - b. functioning toilet
 - c. functioning hot water capability
 - d. functioning heating unit
2. Peeling, blistered paint may lead to corrosion of integrity of both the inside and outside of unit and may lead to rejection of unit.

Applications or requests for placement of a dwelling unit structure on lot in Coast Village shall include:

1. Inspection of unit which may take up to seven (7) working days.
2. Application forms are available in Coast Village office, 541-997-3312.
3. Local location where unit can be inspected prior to installation in Coast Village.

Adopted 10 December, 1997 by Architectural Review Committee.