

MINUTES

CVPOC ANNUAL MEMBERSHIP MEETING 9 JULY, 1994

The meeting was called to order by President Bray at 1:10 PM at the Florence Elks Lodge.

A quorum of members was present.

The minutes of the April 9, 1994 Quarterly Membership Meeting were read. Motion by Francis Dover to accept the minutes as read, second by Billy Clark. Passed unanimously.

Treasurer's Report - Mike Bray read a letter of resignation from Joe Davenport. Since Davenport was the Treasurer, Mike Bray gave the report. A balance sheet is to be mailed with the Newsletter to all members. There were many questions from the membership regarding the budget and pay-off of loans. Jim Yarnall registered his objection to the discussion, stating it was out of order during the Treasurer's Report. Motion by Yarnall to accept the report as read, seconded by Irene Dover. Motion passed with 3 no votes.

CORRESPONDENCE

The floor was opened to the membership by Mike Bray.

1. Shari Hiatt read a statement signed by many lot owners. This statement protests the activities of Ray Gleespen which have been time consuming for the Board, costly, and detrimental to the entire park. They request that he cease and desist these actions. The statement and signatures were presented to Mike Bray.
2. George Ansite reported on correspondence he received outlining Ray Gleespen's business dealings with other breeders of Newfoundland dogs, dissatisfied purchasers of his dogs, and the American Kennel Club.
3. Ted Blatter read portions of a letter from Garda Page, requesting he inform the membership of a growing problem within CV. Realtors are presenting CV as a great place for full-time living by young families who cannot afford to purchase property in town. Since this will place a strain on park facilities and finances, she suggests we investigate the possibility of becoming an adult park - 80% 55 and older, 20% under 55. She also suggested we consider hiring a park manager to assist the Board.

Introduction of candidates. All Directors are unopposed.

Billy Clark - Northwest Sector	Chris Lampropoulus - N.E. Sector
James McKay - Far West Sector	Larry Jackson - West Sector
Doug Barrow - Mideast Sector	Terry Tibbitts - East Sector
George Ansite - S. W. Sector	Ted Blatter - So. Central Sector

Karen Olson, Sailorman Sector was not present.
There will be an election in North Central Sector to replace Joe Davenport.

Candidates for Director-At-Large: Mike Bray and Mary Carson

There was a consensus of opinion from the membership that real estate signs should be forbidden.

Jim Yarnall proposed that a Savings Clause be included in our bylaws. This will be taken into consideration by the Bylaws Committee.

COMMITTEE REPORTS:

1. C C & R'S - Work on changes will resume shortly. Don Loehr volunteered to assist.
2. Delinquent Dues & Assessments - Some collections are being made as a result of lien action. Foreclosure proceedings will begin on two lots.
3. Election Report - Results of the election for Director-At-Large were reported by Jinx Ostrom. A total of 167 ballots were received, 5 were challenged and ruled invalid. The final count was as follows:
Mike Bray - 144 votes Mary Carson - 18 votes
4. Spruce Street Update - Don Loehr reported that the City has approved the project for the extension. Work is scheduled to begin this fall. A discussion of the problems and cost followed. The consensus of the membership was that CV should consider the assessment a park cost, not an individual lot cost.
5. Carson Lawsuit - Trial is set for December 6, 1994.
6. Swimming Pools, Operation & Cost - The large pool opened Memorial Day. The small pool will be closed 7/11/94 for economic reasons. Less than 2 people per day are using the small pool.
7. Roof, Roads, & Electrical System - The Board is obtaining an estimate for repairs to the roof from a contractor who will provide a five-year guarantee. This would delay replacement until well after the Cone mortgage is paid.

Mike Bray reported that the speed bumps were done with donated material left over from the PUD project this Spring.

Ted Blatter addressed the electrical problems the park is experiencing. Our system is old and requires frequent repairs. Leakage is also taking place.
8. Reserve Money Account - Mike Bray discussed the possibility of a line of credit at U. S. National Bank. The Cone note should be paid by July 1996. A discussion of the use of dues for note payments followed.

COMMITTEE REPORTS (con't)

9. Budget for 1994-95 - Review of the proposed budget. General discussion and questions from the membership. Motion by George Ansite, seconded by Joe Davenport, to increase the monthly assessments by \$9 starting August 1, 1994. Motion was passed by the members by a vote of 57 yes and 4 no. Jim Yarnall objected to the vote because it was not on the meeting agenda. It was decided that the Board would discuss this at the Board Meeting to follow. The membership vote today would be considered a poll, not an official vote.

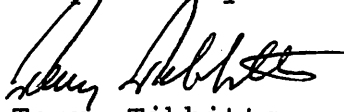
10. Audit - Bids have been received. The audit will be done by a CPA from Eugene and will cost approximately \$4000. It has been recommended by several CPA's that once this audit is completed the park should settle for a review by a CPA, as it is less expensive.

11. Articles of Incorporation Changes - The State of Oregon does not require a lot of information in the Articles. In fact, they prefer to have very little information. A copy of the form provided by the State was passed out to the membership and discussed at length. A motion to change the Articles of CVPOC as per the State form was made by Jinx Ostrom and seconded by Marilyn Tibbitts. The vote was 57 yes, 0 no.

Motion to adjourn was made by Hal Sarkela, seconded by Vernie Arant. Passed unanimously.

Meeting adjourned at 4:15 PM.

Respectfully submitted,


Terry Tibbitts
Secretary