

MINUTES

CVPOC Board Meeting 8 January, 1994

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

A quorum of Directors was present:

Mike Bray, Director-At-Large	Ray Gleespen, Far West Sector
Joe Davenport, North Central Sector	Chris Lampropoulos, N.E. Sector
Ted Blatter, South Central Sector	Billy Clark, Northwest Sector
George Ansite, South West Sector	Terry Tibbitts, East Sector

Doug Barrow, Mideast Sector, absent.

Sailor Man Sector and West Sector not represented due to the resignations of John Forbes and Nadine Michaelis.

Minutes of the December Board meeting were read. There was some discussion about correction of those minutes. Minutes were approved as read with 6 yes votes and Gleespen voting no.

Treasurer's Report - Checking account \$11,631.65, Money Market \$32,802.40. A computer printout is to be posted for the membership. Motion by Tibbitts, seconded by Ansite, to accept treasurer's report. Passed unanimously.

Correspondence

1. Letter from Val and Peggy Milich challenging the validity of Attorney Wylie's bill. Deferred to New Business.
2. Letter from Ray Gleespen requesting information from the Board. Mike Bray has responded by letter to Gleespen, requesting that he comply with ORS 65.774, Section 3, a, b, and c. If the request is approved, there will be a charge of 10¢ per copy and \$30 per hour for clerk time.

Committee Reports

1. Security - Lampropoulos reported that there are on-going problems with dogs, broken pool tables, swimming pool violations, and burglaries. Motion made by Lampropoulos, seconded by Ansite, to establish a committee to discuss rules with our attorney and start action against violators as soon as possible. Motion passed, with Gleespen abstaining.
2. Architectural Committee - A fence problem has been solved through negotiation to the satisfaction of the lot owner and the committee. The city has a maximum fence height of 3 feet in front. According to them, the board has the right to waive this requirement. Motion by Ansite, seconded by Blatter, to waive the restriction in some instances, subject to committee approval. Passed unanimously.

Committee Reports (con't.)

3. Election Committee - Ruth Sloan reports that election is to be held in the Sailorman and West Sectors to replace the resigning Directors. Letters are being sent to lot owners in these sectors asking for interested candidates.

Old Business

1. CC&Rs - More changes to be made - some items were not entered correctly.

2. CVPOC Policy and Procedures - committee is working on them.

3. Boat Lot - policy is in progress. Two unidentified boats are being checked. Probably do not belong to lot owners. There is no waiting list at this time.

4. Re-coding Gate Cards - program is completed. After discussion, the fee for additional and replacement cards was set at \$25 each.

5. Re-coding Zappers - checking to see what needs to be done to reprogram the old zappers.

6. Motion by Tibbitts, seconded by Davenport, that a list be turned over to our attorney for the purpose of filing liens. This list will consist of those persons in the park that have not made any payment on the \$2700 principal by 11/30/93. To wit:

Dale and Peggy Jones, Block 6, lot 18
Rich and Barbara Kraack, Block 10, lot 4
Myrna Smith, Block 11, lots 12/ & 13
Ray Gleespen, Block 15, lot 22

7. CVPOC Election Policy and Procedures - Ansite moved that the Election Committee report read by Billy Clark be presented to the members. Seconded by Blatter. Motion passed unanimously.

8. Computer System - some minor problems, but it's gradually getting smoother.

9. TV Room - looking for lot owner input and help in making the room useable for all.

10. Block 15, Lot 14- Report by Ansite. Still searching for part-time caretakers to live on this lot. An ad will be placed in the Register Guard and the State Parks Bulletin.

MINUTES 8 January, 1994 - Page three

New Business

Motion by Gleespen to check into the validity of purchase of the park. No second.

Announcement on condition of Paul Lennarduzzi who is gravely ill at Sacred Heart Hospital in Eugene.

Spruce Street Extension - A letter announcing a public hearing 1/25/94 was read by Billy Clark. Hearing time is 7:30 p.m. All interested lot owners should attend if possible. This will affect all of us. General discussion about the multiple problems that the street project could create for our park. A petition is being prepared for lot owners to sign protesting this project.

A letter from Glen Coughill was read by Mike Bray. General question was to determine the Board's position on Block 12, lots 5 & 6. They have been paying one monthly dues. Motion by Davenport to leave the lot as one unless the lot is split into two ownerships. Motion passed with Gleespen abstaining.

Wylie Fee - Motion by Ansite to accept the offer of 1/2 of the bill as settlement in full. Seconded by Billy Clark. Discussion followed. General feeling was that it would cost more to refuse the bill than to accept the settlement. Motion by Ansite to cease debate, seconded by Blatter. Motion carried, Tibbitts and Gleespen abstained. Main motion to pay passed with 6 yes votes and Gleespen voting no.

Discussion of bulk mail - Motion by Blatter, seconded by Ansite to use bulk mail when applicable. Motion passed unanimously.

Motion by Blatter, seconded by Davenport, that the following board members be check signers of record: Davenport, Blatter, Bray, and Ansite. Motion was passed unanimously.

Billy Clark has taken over the position as Director in charge of maintenance personnel.

Working with 911 on new numbering system for our lots. This will enable emergency vehicles to locate our properties faster.

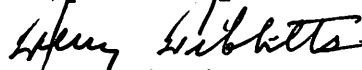
Discussed By-Laws. Some changes may be in order in the near future.

Discussion of problems with communications within the park for the maintenance personnel. May consider a CB base center for better contact. The unit would be installed at the gate house or office.

Moved to adjourn by Tibbitts at 12:35 p.m., seconded by Lampropoulos. Unanimous.

Membership input followed.

Respectfully submitted,



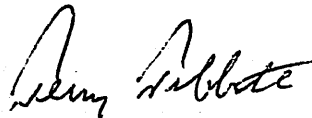
Terry Tibbitts
Secretary pro tem

CORRECTION TO:

January 8, 1994 Board Meeting Minutes

Committee Reports, # 6

Block number given for Ray Gleespen corrected to indicate Block 14.



Terry Tibbitts
Secretary Pro tem