

MINUTES

CVPOC BOARD MEETING 5 MARCH, 1994

President Bray called the meeting to order at 1:05 PM.

A quorum of Directors was present:

Mike Bray - Director-At-Large	Chris Lampropoulos, NE Sector
Joe Davenport - No. Central Sector	Terry Tibbitts - East Sector
Ted Blatter, So. Central Sector	Billy Clark - NW Sector
Doug Barrow, Mideast Sector	Jim Yarnall, West Sector
George Ansite - Southwest Sector	Peggy Milich, Sailor Man Sector

There is still a vacancy in the Far West Sector.

Introduction of Peggy Milich to the Board and to the members present.

- ✓ Minutes of the last Board Meeting were read. Motion by Ansite and seconded by Blatter to accept the minutes as read. Motion passed with Milich abstaining because she was not at the last meeting.
- ✓ Treasurer's Report - checking account \$3860.10, money market \$32,965.13. Motion to accept the report by Blatter, seconded by Barrow. Motion passed with Milich abstaining.

CORRESPONDENCE

1. A letter from Ray Gleespen requesting information has been turned over to our attorney.
2. A letter from Ray Gleespen dated 2/22/94 was read by Tibbitts. Accusations and insinuations made in the letter were rebutted by several of the Board members.
3. Peggy Milich read a letter she received from a lot owner who is unhappy because a check for partial payment of a seriously past due account was returned to them. Attorney Nicholson was in the process of legal action when the check arrived and since it was not accompanied by a definite arrangement for payment of the balance, he instructed Mike Bray to send it back.
4. Letter from Siuslaw School District - They have reserved the auditorium at the High School for the CVPOC General Membership Meeting on April 9, 1994 at 1:00 PM.

COMMITTEE REPORTS

Rules and Regulations - A sign has been posted in the swimming area with the rules and regulations for use of the pools. A full name is necessary when signing in. Just a first or last name is not sufficient. This is a State requirement.

COMMITTEE REPORTS (con't)

Report on security questionnaires - 81 returned thus far. 80% were in favor of enforcing covenants to clean up lots; 85% favored neighborhood watch; 83% were in favor of inviting police twice a year. Results on all questions will be on the bulletin board or in the newsletter.

2. Election Committee - Ruth Sloan reported that the vacancy in the Far West Sector was announced by a letter mailed to all owners in that sector. Ballots were sent with 1 candidate listed and a space for a write-in candidate. Ballots were counted on 2/10/94 with the following results: Pat Browne - 8 votes, Len Crane - 8 write in votes, one invalid vote. Announcement of another election and Declaration of Candidacy forms were mailed 3/4/94. Period for return will close 3/17/94. Ballots will be mailed 3/18/94 to be returned by 3/31/94 and counted on that date.

Results of the vote on by-law amendments were as follows:

#1. voting and non-voting membership	Yes 135	No 21
#2 Director requirements	Yes 137	No 14

3. Architectural Review Committee - Ansite reported that some lot owners are not following the rules regarding green belts, fences, or prior ARC approval before making changes and improvements. Thus far no one following the proper procedure has been denied approval. Tibbitts suggested that another person or two be appointed to assist Ansite. A general discussion of the problems faced in this area followed. Blatter emphasized the fact that as residents of a planned community we all must expect and comply with rules and regulations.

OLD BUSINESS

1. CC&R'S - General discussion of changes to be made. By-law amendments will be completed first.

2. CVPOC Policy and Procedures - Handouts are given to new owners, but this material should be incorporated into a manual. Milich will be working on this project.

3. Delinquent Dues and Assessments - It was generally agreed that the Board must operate the park as a business and protect all lot owners. If an owner falls behind in dues, electricity, or assessments. rather than ignoring CVPOC correspondence, the Board should be contacted to see if payment arrangements can be made before it becomes necessary to turn the matter over to our attorney.

4. Election Policy & Procedures - The subject of staggered terms for Directors will be discussed with the membership at the quarterly meeting.

5. Remodeling to TV room - Nothing new to report.

6. Use of Block 15, lot 14 - Lee and Daisy Thompson are now occupying the space and are assuming evening duties.

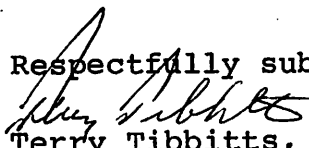
OLD BUSINESS (con't)

7. Elections - Covered by Ruth Sloan in Committee Reports, # 2.
8. Spruce Street - Watching all city meeting agendas. Motion by Blatter, second by Ansite, to appoint Jim Yarnall to head a committee to investigate all activities pertaining to Spruce Street. Motion passed with Milich abstaining.
9. City lot numbering system - Numbers must be 3' off the ground, 3" high, and visible at night. The cost is \$7.50 to have the installation done by CV personnel.
10. By-law changes - There will be work sessions in the Adult Room on 3/9/94 and 3/12/94 at 1:00 PM.
11. Quarterly meeting - April 9, 1994 at 1:00 PM at the high school.
- ✓12. Motion by Blatter, second by Barrow, to have the regular Board meeting on April 9, 1994 at 10:00 AM in the Adult Room. Unanimous.

NEW BUSINESS

1. Carson lawsuit - Our attorney is filing a response. This will be discussed in executive session.
- ✓2. Motion by Milich to suspend all expenditures except emergencies, normal monthly expenditures, and legal fees. Second by Clark. Discussion followed. Members concerned about what is an emergency and what is a normal expense. Bray and Davenport stated that this policy is already in effect. Motion defeated - Milich, Yes - 8 no.
3. Clark will contact the city to see if the follow-up inspection has been completed on Block 6, lot 2.
- ✓4. Motion by Yarnall to present all motions in written form. Motion died for lack of a second.
- ✓5. Motion by Davenport, second by Milich, to change the direction of traffic on Castaway Cove. It was decided that written approval of those lot owners must be presented to the Board. Unanimous agreement.
6. A neighborhood watch meeting was held for the membership at 10:00 AM on this date. Members were very responsive to the presentation of the Florence police officer. He will provide us with organizational material.
7. Milich reported that she has received several complaints from lot owners regarding rude treatment by maintenance personnel. Complaints of this nature should be directed to the Board in writing, giving specific details.
- ✓ Motion by Tibbitts, second by Milich, to adjourn and convene at an Executive Board Meeting in 15 minutes to discuss the Carson lawsuit. Unanimous. Meeting adjourned at 3:40 PM. Membership input preceded the regular Board meeting.

Respectfully submitted,


Terry Tibbitts, Secretary pro tem