

MINUTES

CVPOC BOARD MEETING 9 APRIL, 1994

President Bray called the meeting to order at 9:15 AM

A quorum of Directors was present:

| | |
|-------------------------------------|---------------------------------|
| Mike Bray - Director-At-Large | Chris Lampropoulos, N.E. Sector |
| Joe Davenport, North Central Sector | Billy Clark, Northwest Sector |
| Ted Blatter, South Central Sector | Terry Tibbitts, East Sector |
| George Ansite, South West Sector | Jim Yarnall, West Sector |
| Peggy Milich, Sailor Man Sector | James McKay, Far West Sector |

Doug Barrow, Mideast Sector, was absent.

James McKay was introduced as the newly elected Director from the Far West Sector.

Minutes of the March Board meeting were read. Motion to approve by George Ansite, second by Ted Blatter. Carried with 8 yes votes. Peggy Milich abstained.

Treasurer's Report - Examination of the 3/31/94 computer report which shows comparative figures of the budget versus actual expenditures for the previous 9 months.

1. End of March checking account balance \$6465.18
Money Market \$33,028.41
2. \$24,423.70 has been applied to the principal of the loan this year from payoffs.
3. Past Due accounts and electricity bills total \$10,600. Four lots account for over \$5000 of this total. (These figures do not include the amount delinquent for past due assessments)

Motion to approve the Treasurer's report by Milich, Second by Ansite. Motion passed 8 yes with Yarnall opposed.

Correspondence

1. Yarnall read a letter from his sector with a complaint that the CC&R's are not being enforced. Concern was expressed about the excessive removal of trees, cost of operating the pools, renters, Spruce Street, and delinquent payments.
2. Peggy Milich read a letter from Ray Carson requesting minutes, tapes, etc., from previous Board meetings from 9/93 thru 3/94 to enable him to determine if any action taken by the Board is inconsistent with the by-laws and CC&R's.

Committee Reports

1. Elections Committee - Ruth Sloan reported on the recent election in the Far West Sector. The first election resulted in a tie. On the second election, James McKay, Pat Browne, and Len Crane declared candidacy. Pat Browne withdrew and Len Crane was declared ineligible, leaving only James McKay on the ballot. The ballots were mailed with McKay and space for write-in votes. The ballots were counted on 4/1/94. McKay had 10 of the 13 votes, with 2 write in and 1 ineligible.

Old Business

1. CC&R's - no discussion

2. Delinquent Dues and Electricity - A letter is now being sent to those lot owners who are over 60 days delinquent. If there is no response after 15 days, a certified letter is sent. If, after another 30 days, there is no response, they are turned over to our attorney. Discussion as to how these charges were allowed to accrue and how to make certain it is not allowed to happen again. In the past lot owners were allowed to make partial payment, even if the payment was less than the monthly dues. This created a continuing deficit. Mike Bray will check with the PUD to see what procedure they follow in turning off electricity to delinquent accounts.

Motion by Davenport, second by Ansite, to proceed with foreclosure if the above action is ignored. Motion passed with 8 yes. Milich abstained.

3. Spruce Street - Yarnall reports that there are other groups opposing this project - not just CV. Public input meetings begin in May. Hearings start in June.

4. Bylaws - To be discussed at the quarterly meeting this date.

5. Castaway Cove Traffic Direction Change - most property owners in the area affected have signed permission for the change. Motion by Yarnall, second by Davenport, to nullify the motion in item # 5 under New Business in the March minutes. Motion carried unanimously. Motion by Davenport, second by Blatter, to change the direction of Outer Drive from Rhody Loop to Castaway Cove. Motion passed with 5 yes, Yarnall, Milich and McKay voted no, Ansite abstained.

6. Motion by Milich to freeze spending except for current bills, emergencies, and legal fees. Motion died for lack of a second.

7. Motion by Milich to have our attorney and Carson's attorney try to mediate a solution to the lawsuit to save money. No second.

8. Motion by Milich to post on the board the amount of our current legal fees, divide this out from accounting fees. Since this is already done, the motion died for lack of a second.

New Business

1. Carson Lawsuit - to be discussed in Executive Board Meeting today.
2. Swimming Pool Operation - During the summer months there were 1372 owners and 1432 guests signing in for pool use. This is an average of 8.8 owners and 9.5 guests per day. During the winter months the numbers were down to an average of 2 lot owners and 1.6 guests per day. In 1993 one owner had 244 guests and another had 62 guests in 6/93 and 106 guests in 4 months. The cost of operating the small pool in the winter is \$1000 per month. Clark reports that pool maintenance has been slighted and we are facing big repairs in the future. Temporary repairs will be made by our maintenance crew this year.

A questionnaire will be sent to the membership asking for input on use of the pool in the future in terms of guests and renter use and the length of time it will be open.

3. Roof replacement is a major cost and must be done soon. The estimate is \$12,000 and a short term monthly assessment is being considered.
4. Spruce Street - Gate costs alone are estimated to be \$13,000. May have to use funds from the reserve account for this.
5. Street Repairs - Cost of repaving estimated at \$21,000. Plan to make repairs until our loan is paid.

Bray discussed the need for dues increases or special assessments in the future.

Motion by Ansite, second by Clark, to deposit pay-offs from owners on the buy-out assessment into the operating account. This would help us keep our non-profit status. Motion passed with 7 yes. Milich and Yarnall voted no.

Motion to pay plumbing bill of \$1986 by Ansite, second by Davenport. Unanimous.

Motion by Clark, second by Lampropoulos, to increase Bob Ferguson's wages by \$60 per month. Passed unanimously.

Moved by Blatter, seconded by Davenport, to set the fee for replacement of lost keys and cards at \$25 each. Unanimous.

Motion by Yarnall, second by Ansite, to adjourn and reconvene after the Quarterly Meeting at an Executive Board Meeting in the Adult Room at 5:00 P.M., for the purpose of discussing the Carson lawsuit. Motion passed unanimously. Meeting adjourned at 11:40 AM.

Respectfully submitted,


Terry Tibbitts, Secretary pro tem