

MINUTES

CVPOC BOARD MEETING 7 MAY, 1994

Prior to the meeting being called to order, Accountant B.W. Large gave an explanation of why we should continue the accrual system of bookkeeping. He has also added a program which will enable us to get a print-out each month of the actual cash received and checks issued.

President Bray called the meeting to order at 10:50 AM.

A quorum of Directors was present:

Mike Bray - Director at Large	Billy Clark - Northwest Sector
Joe Davenport - North Central Sector	Terry Tibbitts - East Sector
Ted Blatter - South Central Sector	Jim Yarnall - West Sector
George Ansite - South West Sector	James McKay - Far West Sector
Doug Barrow - Mideast Sector	

Chris Lampropoulos, Northeast Sector, was absent. Sailorman Sector does not have a Director due to the resignation of Peggy Milich.

The minutes of the April Board meeting were read. Motion to approve by Ansite and seconded by Barrow. Passed unanimously.

Treasurer's Report - In April there were deposits of \$23,629.17, checks written in the amount of \$19,743.60, leaving an ending bank balance of \$11,312.23. Money Market Account balance is \$33,091.81. Motion by Tibbitts to accept the Treasurer's report, second by Clark. Passed unanimously.

Correspondence:

Letter from Vern Hunt expressing his concern regarding use of funds received as pay-offs of the buy-out assessment.

Committee Reports:

Election Committee - Ruth Sloan reported that the ballots for Bylaw amendments have been mailed to each lot owner. A return date of 5/18/94 has been set. So far, over 100 ballots have been returned. The results will be announced in the news letter.

Notification of election for Board of Directors is to be published. Persons interested in being on the Board are to declare by 5/25/94.

Old Business:

CC&R'S - no discussion

Old Business (con't)

Delinquent Dues and Assessments:

Liens have been filed on the following:

Richard & Barbara Kraack	Blk 10 Lot 4	\$4287.76	Dues & Assmt.
Dale & Peggy Jones	Blk 6 Lot 18	\$3955.75	Dues & Assmt.
Myrna Smith	Blk 11 Lots 12 & 13	\$3147.84	Assessment
Leonard Crane	Blk 14 Lot 7	\$2518.43	Assessment
Leonard Crane	Blk 9 Lot 3	\$2598.84	Assessment
Ray Gleespen	Blk 14 Lot 22	\$3107.20	Assessment
Richard & Kay Patterson	Blk 3 Lot 7	\$1010.85	Dues
Rick Steiner	Blk 11 Lot 3	\$3452.90	Dues & Assmt.

Some water and electric service has been turned off. One lot owner has made payment arrangements to reduce the debt.

An offer was received from an attorney for a lot owner. He offered to pay \$100 per month and give CVPOC a trust deed on his lot. Motion by Clark to reject this offer since it would not reduce the debt. Seconded by Blatter. Motion passed unanimously.

Spruce Street - No new developments.

Bylaw Changes - Ballots are out and will be counted on 5/18/94. Objection to the method of sending out changes was made by Yarnall.

Carson Lawsuit - Trial has been set for December 6, 1994 at 9:00 AM. Carson's attorney has requested documentation on the park purchase. Larry Gildea, CVPOC attorney at time of purchase, has refused Carson's request for information.

Attorney Bills - Motion by Barrow, seconded by Ansite, to pay bill for \$690. Passed unanimously. Motion by Barrow, seconded by Ansite, to pay bill for \$2200.50. General discussion followed. Motion passed unanimously.

Swimming Pool - Survey to be mailed to membership for input as to future use and upkeep.

Reserve Money Account - Discussion regarding use of this account for roof replacement. No action taken. New estimates will be obtained for both composition and metal roofs.

Road Repairs - At this time we are going to keep filling the potholes and postpone major repairs.

New Business

1. Director for Sailorman Sector - Moved by Ansite, seconded by Clark to delay election until the general election. Passed unanimously.
2. Directors election - Previously discussed.
3. Discussion of Architectural Review Process - An outline of policy and procedures was formulated by Garda Page. Billy Clark presented copies to the Board. Each member will study the proposal and discuss it at the June Board Meeting.
4. Discussion of upgrading signs in the park, beginning with the entrance signs. A committee headed by Garda Page will be working on this project.
5. Director Terms - If the proposed bylaw change is passed by the membership, Director terms will be two years and staggered. Motion by Clark, second by Blatter, to have a drawing to determine which sectors will have one year and which sectors will have two year terms at the election in July. Passed unanimously. Results were:

One Year Terms

- South West Sector *CORSE*
- North East Sector *CRUI*
- North West Sector *BILLY*
- South Central Sector *TERRY*
- North Central Sector *ADAM*

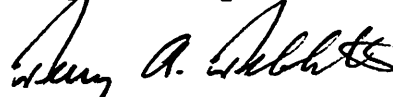
Two Year Terms

- Sailorman Sector *KIARAN*
- East Sector *TERRY*
- West Sector *LARRY*
- Far West Sector *JIM MC*
- Mideast Sector *DOUG*

6. Tibbitts received a letter from an owner in East Sector who felt out-of-town owners should be notified when the pool is closed for a period of time due to breakdowns. To avoid a mass mailing, it was suggested that an owner could phone the office to see if there are any problems.

Motion to adjourn by Barrow, seconded by Ansite. Passed unanimously.

Respectfully submitted,



Terry Tibbitts
Secretary pro tem