

MINUTES

CVPOC BOARD MEETING 4 JUNE, 1994

A report was made by Accountnat B. W. Large prior to the opening of the meeting. He explained the new computer report and answered questions from Board members. In answer to accusations by some members, he explained why depreciation is a paper account - not a cash account. He also discussed what is needed to create a complete non-profit status for the park.

President Bray called the meeting to order at 1:30 PM.

A quorum of Directors was present:

Mike Bray - Director-At-Large	Chris Lampropoulus - NE Sector
Billy Clark - Northwest Sector	George Ansite - S. W. Sector
Joe Davenport - No. Central Sector	James Yarnall - West Sector
James McKay - Far West Sector	Terry Tibbitts - East Sector
Doug Barrow - Mideast Sector	Ted Blatter - So. Central Sector

Sailor Man Sector is without a Director until the July elections.

Minutes of the May Board Meeting were read. Motion to approve be Ansite, seconded by Clark. Passed Unanimously.

Treasurer's Report - Checking account balance - \$16,856.28. Money Market - \$33,156.69. Discussion of the computer statement. Mike Bray pointed out that about \$2000 per month is received in lot owner payments on the buy-out assessment. Since our mortgage payment is \$5000, the \$3000 difference is made up each month from dues payments. Yarnall questioned the validity of the Treasurer's report - Davenport responded. Motion by Ansite to accept the report. Seconded by Barrow. Motion passed - 8 yes, Yarnall abstained.

CORRESPONDENCE

1. Letter from Val Milich read by Yarnall. Davenport stated that he spent over 3 hours in the office on Thanksgiving Day making copies and getting information for Milich. This letter was sent to all owners.
2. Clark read a letter from 5 lot owners. This letter had also been sent to all members. Several comments from Board members in rebuttal.
3. Letter from Nadine Michaelis regarding the bookkeeping system was read by Yarnall. Letter is on file in the office.

COMMITTEE REPORTS

1. Election Committee - Mike Bray read a letter of resignation from Ruth Sloan. She has resigned as chairman effective 5/24/94 at 5:00 PM., stating that the harassment and extreme pressure became more than she could handle and still carry out her duties.

COMMITTEE REPORTS

Election Committee (con't)

Ruth Sloan reported on the activities of this committee up to the date of her resignation as chairman.

Ballots for the second group of by-law changes were mailed and counting of the votes completed on 5/27/94. All items were passed overwhelmingly. A sentence stating the requirement for a quorum and the number of votes required for passage was overlooked and did not appear on this ballot. This sentence was included on the first group of changes.

On 5/24/94 a petition was submitted along with a new list of bylaw changes. The petition was signed by 50 plus lot owners.

A temporary chairman has prepared ballots for the July Board election.

Ruth Sloan recommends that the name of this committee be restated as Ballot or Election Committee instead of "Board", and that its position be the same as any committee appointed by the Board. She also recommends that all voting be submitted to the Board before mailing.

OLD BUSINESS

1. CC&R'S - no discussion
2. Delinquent dues and assessments - 3 lot owners are now making excess payments to reduce their debt.
3. Spruce Street - City budget meeting 6/6/93. Other parties are also opposed to the plan. Yarnall and Ansite are to try to unite with the other groups in opposition.
4. Petition for Bylaw Changes - Ansite states that the change proposed in Article 4, Section 4.2 is in violation of state law because it enables a committee to remove a Director. Discussion followed. Our attorney advises that the changes could be mailed out for vote as is with a cover letter explaining the violation of state law. Motion by Ansite, seconded by Blatter, to return the petition to the signers for correction. Motion passed - 6 yes, 3 no (Clark, Blatter & Tibbitts).

Comments by Yarnall that there was no official Board action on the by-law changes recently voted on. It was a consensus of opinion that all members of the Board, while working on and completing the changes, were in agreement to mail them. Board members not present at the last meeting were called by phone for their opinion. Motion by Yarnall that Board take formal action on bylaws prior to sending them to members. No second.

OLD BUSINESS (con't)

5. Carson Lawsuit - To be discussed at an Executive Meeting following the Board Meeting.

6. Roof Repair - Estimate for a metal roof is about \$8000 more than composition, but requires little maintenance. Motion by Blatter to have a metal roof installed, see if the contractor will accept a 90 day payment arrangement, and check to determine if we are still bound to any old contracts. Seconded by Clark. Motion passed 8 yes, Yarnall - no.

7. July Election for Directors - Motion by Tibbitts, second by Barrow, to mail out election ballots. Passed unanimously.

Motion by Ansite, seconded by Lampropoulous, to remove the name of Mary Carson from the ballot as a candidate for Director-At-Large. This motion was made because she is a named plaintiff in a lawsuit against CVPOC and this is in conflict with Oregon Law regarding qualifications of a Director. Discussion followed in which Mike Bray indicated his opposition to this motion. Motion was defeated. Voting yes were Davenport, McKay, Ansite, and Lampropoulous. Voting no were Blatter, Barrow, Clark, Tibbitts, and Yarnall.

NEW BUSINESS

1. Budget Committee - Motion by Blatter, second by Tibbitts, to have Treasurer select a committee to prepare a budget. Unanimous.

2. Audit - Certified Audit is due this year and estimates will be obtained from CPA offices in Florence and Eugene.

3. Articles of Incorporation need to be amended.

4. Jinx Ostrom was appointed as Chairman of the Election Committee. Motion was made by Ansite and seconded by McKay. Passed unanimously.

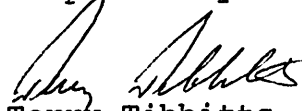
5. Motion by Ansite, seconded by Barrow, to correct minutes of the 10/2/94 Board Meeting. Minutes did not reflect that a vote was taken to make Tibbitts Secretary pro tem. Motion passed unanimously.

6. Motion by Ansite, seconded by Barrow, to appoint Tibbitts as Secretary for the balance of this term. Passed unanimously.

7. A sign proposal has been submitted by Garda Page. Motion to accept by Clark, seconded by Barrow. Passed unanimously.

Yarnall moved to adjourn to Executive Session for the purpose of discussing the Carson lawsuit with Attorney Nicholson. Second by Clark. Motion passed unanimously. Meeting adjourned at 4:02 PM.

Respectfully submitted,


Terry Tibbitts
Secretary