

MINUTES

CVPOC BOARD MEETING AUGUST 6, 1994

Membership input preceded the Board Meeting.

President Bray called the meeting to order at 1:10 PM.

A quorum of Directors was present:

Mike Bray - Director-At-Large	Chris Lampropoulus - NE Sector
Billy Clark - Northwest Sector	Terry Tibbitts - East Sector
James McKay - Far West Sector	Karen Olson - Sailorman Sector
George Ansite - Southwest Sector	Doug Barrow - Mideast Sector
Larry Jackson - West Sector	Ted Blatter -So.Central Sector

North Central Sector is without a Director until another election can be completed.

Minutes of the July 9, 1994 Board Meeting were read. Motion by Ansite to approve the minutes as read, second by McKay. Passed unanimously.

Minutes of the July 24, 1994 Special Board Meeting were read. Motion by Clark to approve as read, second by Ansite. Passed unanimously.

Treasurer's Report - Billy Clark explained items from the monthly financial statement. Motion to approve the report as given by Barrow, second by Jackson. Passed unanimously.

CORRESPONDENCE

1. Letters from Nadine Michaelis regarding electric rate increase and a conflict of interest for one Board member. President Bray had requested that she attend this Board Meeting to explain her concerns. She was not present. A rebuttal was read by Ansite.

2. Blatter read portions of two letters from his sector:

- a. Complaint about the activities on block 6, lot 2.
- b. Letter requesting to know when CV plans to actively begin to educate members and enforce bringing Covenant violations into compliance.

COMMITTEE REPORTS

1. Election Committee - An election for Director from North Central Sector is in progress. Votes will be counted on 8/31/94. Only one candidate is running.

2. Spruce Street - Jackson reported that the street is going through, but exact starting date is not yet known. The City considers the entire park as one unit and will assess each lot in CV, not only the lots adjacent to the street.

3. Budget Committee - Met on 7/12/94. Discussion moved to Old Business.

OLD BUSINESS

1. CC&R'S - Work has begun on updating the covenants.
2. Articles of Incorporation - The new Articles have been filed with the State.
3. Lawsuits - No new information on the Carson lawsuit.

Gleespen lawsuit - contention that the front section of CV was annexed improperly and not part of the Park. A Lane County Circuit Judge has ordered that Gleespen must set up an escrow account and bring his dues and electric up to date. This account must be kept current until the lawsuit is settled.

4. Roof - The roof has been repaired and sprayed.
5. Budget - The 1994-1995 budget was read and discussed by Board members. Motion to approve made by Barrow, Second by Clark. Passed unanimously.
6. Spruce Street - Blatter is investigating different gate systems. A perimeter fence may be necessary.
7. Money Market Account - Motion by Barrow to authorize the President and the Treasurer to use the money market account as needed up to \$19,000 for the current budget year. Seconded by Blatter. Passed unanimously. It was noted that in case of emergency there are members who would be willing to make loans to the Park.
8. Motion by Blatter, second by Clark, to pay the \$3100 bill for roof repair. Passed unanimously.
9. Mike Bray announced the following Board assignments:

Jackson and Barrow - Security
Olson and Lampropoulus - Pool
Ansite and McKay - CC& R's and Arch. Review
Clark and Tibbitts - Bylaws
Blatter - Maintenance

NEW BUSINESS

1. McKay distributed a non-compliance maintenance letter to the Board. Motion by Jackson, second by McKay, to immediately send the letters to property owners in violation. Passed unanimously.
2. Motion by Clark, second by Ansite, to have our attorney continue with foreclosures. Passed unanimously.
3. Bray advised that 5 property owners will be sent notice that their utilities will be discontinued because of delinquent accounts.

Motion to adjourn by Barrow, second by Lampropoulus. Passed unanimously. Meeting adjourned at 3:20 PM.

Respectfully submitted,

Terry Tibbitts, Secretary