

MINUTES

CVPOC QUARTERLY MEMBERSHIP MEETING 9 APRIL, 1994

Meeting was called to order by President Mike Bray at 1:05 PM at the Siuslaw High School Auditorium.

No minutes were available from the last Quarterly Membership Meeting.

Directors were introduced. A quorum of members was present.

Treasurer's Report - An explanation of the 3/31/94 computer print-out by Mike Bray, followed by a general discussion of expenditures and revenues. A challenge was made by Ray Gleespen regarding the listing of depreciation. It was suggested that Accountant B. W. Large write a letter explaining why this is a paper item and not a cash account. The membership was in agreement.

Old Business

1. CC & R'S - working under the old ones and revising them item by item. The plan is to submit them to the membership two or three at a time to save time overall and to save the cost of postage in mailing complete sets each time for a vote. It was impressed upon the membership that they must vote on these CC & R's since it takes a 2/3 yes vote to pass the changes.

2. Delinquent Dues & Assessments - Mike Bray informed the membership of the action taken by the Board during the morning meeting. He explained that over \$10,000 is owed in back dues and electricity. Four lot owners are responsible for \$5137 of that amount. Our attorney is continuing the lien process and will file foreclosure proceedings if the liens do not produce payment or satisfactory arrangements for payment.

3. Election - July 1994 - It has been suggested that the terms for Directors be staggered - one and two year terms starting with the July election. This will avoid the possibility of a totally new Board each year.

It was also suggested that the Director-At-Large and the Treasurer should be residents of the park. This is needed because of the demands made on the President and the fact that the Treasurer is needed to sign checks.

4. Spruce Street - Discussion of potential cost for gates, street assessment, possible lot purchase and fence. Membership will be polled for opinions on the new entrance and financing. It may be necessary to use funds from the reserve account.

By Law changes - A savings clause will be added to avoid wiping out all by laws if one is wrong, minor corrections in wording, treasurer's duties, and method of calling a Board meeting in case of an emergency.

New Business

1. Carson Lawsuit - no general discussion as the suit is in progress.

2. Swimming Pool Operation and Cost - both pools will need major repairs in the future. Maintenance crew will make temporary repairs this year. Mike Bray reported that the small pool costs \$1000 per mo to operate and the useage is extremely low - 2 lot owners and 1.6 guests per day. A questionnaire will be sent out requesting input from the membership on this issue, also.

3. Roof, Roads, and Electric System - Repairs & cost.

A. Roof is badly in need of replacement. Estimated cost is \$12,000 and may be financed by a short-term monthly assessment.

B. The re-paving estimate is \$21,000. We are hoping to keep up with repairs until the loan is paid.

C. The electric lines between the street and each lot are in need of repair and we are losing money on the electric bills. Some lot owners are hooking up directly with the PUD.

George Ansite polled the membership on the following issues:

1. Suspension of the use of recreation facilities in case of major violations.

2. Suspension of the use of recreation facilities if a lot owner becomes 60 days or more delinquent in dues and assessments.

3. Increasing the monthly dues on rental lots and holding rental owners responsible for actions and damage done by renters.

The membership in attendance showed strong approval for all of the above issues.

Peggy Milich read her letter of resignation as Director for Sailor Man Sector, effective April 11, 1994.

Meeting adjourned 3:15 PM.

Respectfully submitted,



Terry Tibbitts
Secretary pro tem