

Pacific View Board Meeting

July 18, 2022

Attendance: Jim Andrews, Chair, Alice Chisholm, Roger Johnston, Jim Thomas, Marc Weaver

Owners in Attendance: Kerri Convery, OT Milsap, Ethel Marshall, Scott & Margy Samuelson, Joe & Mary Ellen Johnson

1. Recap 2021-2022 Project Status

- a. Westside Column & Beam, south end stack of 3 units.

Prior approval and budgeted (~\$50,000).

Work to begin 2nd week of August

- b. Roof access hatch near third floor elevator

Materials have been ordered. Temporary repair work scheduled to be completed by end of August.

- c. Patch roof for winter including chimney and scupper flashing and valley membrane.

Work to begin in August

- d. Pool is working properly

- e. Septic tank pumping is scheduled for August

- f. No painting projects are scheduled for the remainder of this year

2. Proposed 20-23 Projects

- a. Westside Column & Beam project requires owner approval. Approximate cost: \$50,000

- b. Eastside decking Phase 4 requires owner approval. Current estimate: \$54,600. Decking around elevator, some steps and beam repair on 3rd floor is needed. It is unknown if carpet can be pulled back to accommodate repairs or if it will need replacement. We are hoping to have all of this completed at the same time.

- c. Roof repair including valley membrane replacement. Flashing and refurbishing of scupper and chimneys is currently estimated at \$97,000. We expect downspouts to be connected with this project. Owner approval is required.

- d. TV & Data line completion for remaining units (6 units have been done) requires owner approval. Cost estimate: \$16,000-\$18,000.

3. Financial Requirements for Projects listed above:

- a. Jim Thomas projects we are projected to fund projects with expected budgeting for

2022-23 fiscal year.

Jim Thomas advises that we have approximately \$140,000 that will be adequate for the 2021-22 current fiscal year anticipated expenses. We need clarification on whether we have the funds for next year's Phase 4 beam project at this time.

- b. Several members (Marc and Alice) suggest we consider a special assessment for the bigger expenditure projects to be completed sooner, and keep budget in the black and available for unforeseen projects. Hoping also to decrease HOA monthly payments.

The addition of the roof membrane replacement during the fiscal year 2022-23 will require special funding. Options include:

- 1) Special Assessment
- 2) Increased Dues
- 3) Borrowing Funds

- c. Reserve Study is completed and we expect results to us by the end of this week. Once the board has the opportunity to view finding's we will be in a better position to discuss and/or recommend a special assessment.

4. New Business

- a. Some discussion of who should be responsible when an issue causes damage to subsequent units. Board members asked to offer suggestions to Jim A. HOA deductible is \$10,000. Multiple claims made to the Association can add up quickly when damages are less than the deductible.

What damages would be considered owner negligence and/or owner responsibility? Issues with drains, water heaters, ice/water makers would likely be considered owner negligence. It should be noted that we do NOT allow ice/water makers in the units.

- b. Use of propane fire pits on the westside decks is owner responsibility to ensure safety. Timers for automatic turn-off is recommended.

5. Old Business

- a. By law revisions/review are still under review
- b. Website creation is completed. Board members will view next week. Home owners will have opportunity to view soon.
- c. Eastside uniformity consensus. Board voted to approve empty walkways (4 yes, 1 no). Rules & Regulations were adjusted. Some associations have a graduated penalty fee for violations. We prefer to keep this a friendly and positive consensus. We will discuss further at the next homeowners meeting.

Homeowners Meeting

August 10, 2022

10am

Tentative Agenda

1. Eastside Deck, Phase 4
2. Roof Valley Project
3. TV/Data Progress
4. Clearing of Eastside Decks
5. Insurance Issues, who covers damages?
6. Reserve Study
7. Special Assessment