

**Pacific View Owners Meeting
August 10, 2022, at 10am via Zoom per Paul**

Agenda

- A. Recap 2021-2022 Current Fiscal Year Projects (Jim A and Paul T). These projects are funded.
 - a. Westside Column & Beam (C&B) project (south end stack of 3 units) – Waiting for contractor start, long lead time items secured. Approved and budgeted (~\$50,000). Start date is to be determined
 - b. Roof access hatch near third floor elevator. Approved (~\$6,000)
 - c. Patch roof for winter including chimney and scupper flashing and valley membrane. Cost is unknown at this time but targeted at less than \$10,000.
 - d. Pool HVAC repairs status. Completed \$9897.00.
 - e. Septic tank pumping. Approved for ~ \$5,500. Scheduled
- B. Proposed 2022-2023 Fiscal Year Projects (Jim A and Paul Tice)
 - a. Westside C&B project (stack to be determined). Needs owner approval. Cost to be determined by current fiscal year actual but perhaps \$50,000. Consider an assessment to fund all remaining eight stacks, \$400,000.
 - b. Eastside common deck Phase 4 with expanded deck repair. Needs owner approval. Current estimate is \$54,600. Long lead time beam approved for pre-order on 7/12/22 by Jim Andrews with concurrence from Alice Chisolm and Jim Thomas.
 - c. Roof repair to include valley membrane replacement plus additional flashing and refurbish of scupper and chimneys. Requires owner approval. Current estimate is \$97,000.
 - d. TV & Data line completion. Needs owner approval. Current estimate is \$16,000 - \$18,000.
 - e. Set assessment to assure \$100,000 Reserve balance.
- C. Financial Requirements for A and B above. (Jim T)
 - a. Financing Options for fiscal 2022-2023 projects.
 - i. From cash flow by adjusting Routine and Reserve fees.
 - ii. Special assessment.
- D. Other New Business: (General discussion for recommendations)
 - a. Owner responsibility for consequential damages to adjacent property. This would require revision of the Declarations.
 - i. Some items would require significant cost for owner to be informed as to condition such as tub and shower drains and overflow.

- ii. Other items such as under-sink drains, water heaters and ice/water makers may reflect owner negligence.
 - iii. Plumbing issues that impact lower unit electrical wiring may require new lines to the circuit breaker box per current Code.
 - iv. The Association deductible is \$10,000.
- b. One owner is using a propane fire pit on their westside deck and Paul has an additional request for this appliance. Our insurance carrier will advise what is permitted.

E. Old Business.

- a. Bylaws revision and review status. (Revision under Review).
 - i. Consider owner meeting notification. Currently 10-30 days
- b. Reserve study status. (Waiting for Study). Scott has a draft and recommendation for a structural review.
- c. Website creation status. (A. Chisholm). Alice thinks should be up and running by end of July.
- d. Eastside uniformity consensus (4 of 5) per July 1, 2022, Rules & Regulations. (M. Weaver)
 - i. If the Board is serious about this some type of enforcement may necessary. Other associations have a graduated penalty fee for violations.
- e. Landscaping work review (M. Weaver). Funding from the Association, GBTS and donations currently covering out of pocket expense but hope for irrigation and significant improvement expected to cost several thousand.