

PACIFIC VIEW CONDOMINIUM ASSOCIATION

Annual Homeowners meeting

October 20, 2018

Board Members Present: Jim Andrews, Roger Johnston, Jim Thomas & Joyce Allen

The meeting was called or order by VP Jim Andrews at 1:05. Roll was taken and a quorum of the homeowners at the meeting was verified either in person or proxy by Secretary Joyce Allen.

The minutes of the annual Homeowners meeting of October 21, 2017, were previously mailed to all homeowners. A motion was made, seconded, and approved to accept the minutes as mailed.

Paul Tice gave the management report for Gearhart by the Sea (“GBTS”).

1. Gearhart by the Sea had a good rental year. GBTS is always looking for rental units. If you would like to put your unit into the rental pool, please email Paul for more information.
2. WIFI – The WIFI system is improving. There is a new available network for owners - “condo owner”. The current password is “gearhart”, but it will change periodically so call the office for the new password. The front desk also has the support number.
3. TV – You may have to do a channel scan to pick up all the TV channels. There is a channel guide at the front office. Older TV’s do not work as well as a newer TV. Let Paul know if a channel is not working.
4. We have switched insurance companies to LaPorte & Associates. Propane only BBQ’s are allowed on the deck in non rental units or by owners, they need to be 6 feet away from the building.
5. Shut off valves – reminder to check your hot water tanks. Owners may want to shut the water valve off to their refrigerators if they are going to be absent for a period of time. If there is a leak from their hot water tank or refrigerator and it damages the unit below they will be responsible for the cost of the damage.
6. Recycling – There is no recycling spot on the property for the owners to use. No one has volunteered their garage for a recycling drop off.
7. GBTS Staff – The maintenance dept. charges \$29.00 an hour. Linda Wilmoth is available to help you with remodels. She has a list of contractors and can help you with scheduling. Her contact email address is linda@gearhartresort.com. Linda also has a business card in the front office.

8. Questions – Does power washing cause damage? – If done correctly it will not damage the building.

GBTS Board of Directors – Each HOA has a Board of Directors. One board member from each board then serves on the GBS Board, usually the President. GHA has 3 members on the GBTS Board. There are 6 members in total.

Can we put an additional can by the garbage can for recycling? Discussion – who would pick it up and sort it. Donna Baily will check with recyclers and get back to Paul. For now if you want to recycle you need to take it home with you.

Decks – the surface is the owner's responsibility the beam is the Association's. Please check your decks for soft spots and fix any problems before it affects the beam. It was discussed if the association could find a contractor, but was decided that it was up to the individual owner's to find & contract a vendor.

Luggage Carts – discussion about how many carts are needed and where to return them after use. Paul will get a price for a new luggage cart and report to the PVC Board. He will also get a price for a sign to put on the cart and maybe a sign in the elevator to return the cart.

The sign on the building looks great – great job sign committee!!

Jim Andrews reported on the repairs & maintenance that was done last year and what needs to be done this year.

Major Projects – There was a surprise elevator work for \$23,700.00 to bring it to code.

Two beams were replaced on the West side, 473 & 469. They came in over budget, but there were enough funds to pay for them. 469's deck was done last year, but billed this year.

474's beam is on the watch list.

E side beam work – Phase 4 for around \$30K is on the horizon.

Elevator – The elevator controls are old and there are no parts. If the cylinder goes it's about \$50K

Roof – 10 years out – 50K

Keeping an eye on the columns we may be able to fix instead of replace. If you see an issue let the board know.

Lining of the pool – Cost about \$15K. If you notice that the liner is getting abrasive let the board know.

Routine Maint – The painting was turned into a routine maintenance project instead of a Major Project.

The septic tank was emptied.

If you replace your deck it is required that a Polyurethane coating be put on.

Thomas gave the Treasurer Report and the proposed budget for 2018-2019.

Jim went over the Balance sheet, the Income Statement and the 2018-2019 Budget. This year we are budgeting a net loss. Jim explained that we have accumulated funds from unspent dues in past years. The dues have been the same for a long period of time. Jim wants to wait and see how this year goes, we may need to increase the dues next year.

Budget questions – Why is the pool labor increased to \$22K? Gearhart by the Sea has increased their maintenance fees from \$23 to \$29 an hour.

Can we charge the other Associations more money to use the pool? The other Associations barley have the majority vote to keep paying for their pool use.

Would McMenamins be interested in paying to use the pool? It was decided to ask them since it would help defray the cost of maintaining the pool.

A motion was made, seconded, and passed to accept the Treasury report and the proposed budget.

Election of Board Members – There are no open spots on the board this year.

New Business –

Bylaws and Declarations – It was discussed that none of the amendments have been recorded at the county. The Declarations are not up to date and need to be updated. It will be about \$3-6K to update and record. There was a motion made, seconded, and passed to form a committee of 474 Richard Bertellotti and Mark 469 Farrell to evaluate, update and determine policies.

Electric Cars – 474 Richard Bertellotti and 473 Roger Johnston will check into the placement and cost of having an electrical box to charge electric cars.

ADA Parking – Are we exempt from having a parking space? Will check with Paul.

GBS Maintenance Parking – It was discussed that the owners don't want the GBTS staff parking in their garages, or blocking the garages, even for a short time. It was decided that GBTS should put gravel down in the grass area by the shop, at GBTS's expense for the maintenance crew to park company vehicles only.

ACH Payments – LeeAnn brought up that there is an option to pay your HOA dues by ACH Withdraws. GBTS would withdraw funds from your bank account each month and deposit the funds into PVC’s bank account to pay your HOA dues. If you are in the rental pool your rental check can also be done by ACH Deposit. She brought both forms to the meeting, but if you would like to pay this way or be paid this way let her know and she will mail you the form.

There being no more time to discuss any more new or old business the meeting was adjourned.

Respectfully Submitted,

LeeAnn Tilton, Accountant (fill in note taker to the Secretary)