

**PACIFIC VIEW CONDOMINIUM ASSOCIATION**  
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**SUBJECT: 2021 ANNUAL HOMEOWNER'S MEETING**

The Annual Meeting of the Pacific View Homeowner's Association was held on Wednesday October 20, 2021, at 7:00 pm, using Zoom.

**AGENDA:**

- 1) Call to Order – Jim Andrews, President
  - a) One minute to remember Dave Russell (passed away Friday 10/15) who served on the PV Board for over 40 years and was dedicated to the wellbeing of Pacific View and its owners.
- 2) Roll Call – Proxy Verification – Alice Chisholm, Secretary
  - a) Quorum is 50% or 14 units. 18 Owners Present, plus 4 proxies (Board, A. Chisholm, R. Bertellotti, M. Farrell) for a total of 22 owners represented.
  - b) New Owners, Welcome: 468 – Peter & Janet Johnson, 471 – Jean & Gabriel Mendez, 472 – Orville & Eileen Millsap, 490 – Gary & Jane Powell
- 3) Minutes of Annual Meeting 2020 – Alice Chisholm
  - a) Accepted without reading.
- 4) Report on Gearhart by the Sea – Jim Andrews
  - a) GBTS has a new Board that appears to be working well and trying to balance the needs of the business and the interest of the associations.
  - b) Any un-answered questions about the GBTS can be directed to Jim Andrews for presentation to that Board.
- 5) Gearhart by the Sea Management Report – Paul Tice
  - a) Paul discussed the year-to-date operations including an excellent rental year, the expiring office lease, and options for new officing.
  - b) Asked about the rental owner split of 50% Paul advised that the GBTS Board was actively considering a change while keeping in mind that some of the new officing options could be expensive.
  - c) Asked about sharing financial information Jim Andrews advised that sharing of some summary information is still under consideration but more favorably under the current GBTS Board.
  - d) Paul cautioned owners to turn off refrigerator water and ice maker lines when not in regular use to avoid flooding lower units. This is an owner not a PV liability. Similarly, it is important to keep water heaters current (less than 15 years old) and cited two instances in another association where leakage caused significant damage.
  - e) Marc Weaver suggested part of rental fees should rebate to the association to offset additional wear and tear. Paul advised that during 2020 when rentals were zero he tracked the per unit cost of operation at \$105/unit/month. As the current and for many years cost

charged per unit is \$60 it is projected that the difference of \$45 per month reflects a GBTS sharing of rental income (subsidy) with each owner. Therefore, owner's suggestion is effectively happening under current operations.

- f) Teresa Thomas asks if a percentage of the 50% earnings from rentals be given to PV? On further consideration Jim Andrews believes this topic is resolved in e) above."
- g) Paul requested owners refrain from stacking unwanted bedding and furniture against the maintenance shop north wall but rather arrange with Paul or maintenance to have these items taken to the dump. The Board asked all owners to remove such materials from the PV storage room within 30 days (11/21/2021) and requested the GBTS take obviously discarded items to the dump. This does not include bicycles.

**6) Treasurer's Report – Jim Thomas**

- a) 2020-2021 Budget Review
- b) Current Status – See financial reports provided.
- c) Annual review of financial statements

**7) Report on Repairs and Maintenance – Jim Andrews**

- a) Review of work accomplished. See spreadsheet for reference. Major projects included.
  - i) The elevator replacement is complete and under budget (~\$138,000).
  - ii) The southside stairway was repaired (\$11,791).
  - iii) The westside painting is completed (\$17,000).
  - iv) The long beam of Unit 474 was replaced (\$9,513).
  - v) Chimneys were cleaned, inspected and repaired (\$4,993).
  - vi) The northend TV & wi-fi cables and risers to that 6-unit stack is in progress (\$4,725).
  - vii) Downspout issues to be completed soon.
  - viii) Septic tanks are maintained and inspected yearly.
- b) Recommendations for Owners approval: West Side Support Columns and others.
  - i) Ownership approved the project expected to cost approximately \$50,000. Work will start at the south end.
  - ii) Mark Farrell requested this project be completed as quickly as possible so we are not under construction for a long period of time. Several owners concurred. A special assessment was discussed. Jim Thomas did not feel this was necessary at this time.
  - iii) Porch railings must be replaced when column are replaced.

**8) 2021-2022 Budget – Jim Thomas**

- a) The proposed budget was approved.
  - i) Routine maintenance and insurance cost increases require dues increase of \$75, taking owner fees to \$495/month.
  - ii) Jim Thomas proposed Reserve Fund dues increase by \$50. Following discussion, this amount was increased to \$117 (bringing total to \$242/month) to fund projected capital project costs.
  - iii) TV and Wifi fees are expected to remain at \$31/month
  - iv) With increases, total monthly assessment increases from \$576/month to \$768/month.

v) One owner suggested that we attach an inflation factor to the pool charge. Paul advised that Palisades and Terraces annually discuss discontinuing pool use. Jim Andrews agreed to provide approximate costs of the pool operation and Tom Chisholm will prepare proposal to share with the GBTS Board.

**9) Report on By-Laws and Recommended Revisions - Roger Johnston**

- a) The By-Laws do not address the right of first refusal, but we are agreed as a Board that this item in the Declarations has not in our memory been exercised.
- b) Jim Thomas indicates that he is interested in continuing to serve on the Board and is agreeable to re-deed unit 491 to his name if necessary. If re-elected, he would serve under a temporary variance to the By-Laws. Could we change the B-Ls to allow serving as an owner's "delegate"?
- c) The Board does not object to owners attending Board meetings. Notice of all Board meetings will be advised by email.
- d) It is unclear what filing annual reports might require. We provide minutes of annual meetings, financial and maintenance reports. Ownership agreed that current reporting is adequate.
- e) Audit of each unit's account by an independent certified public accountant. Do we do anything resembling this and if not, what would compliance cost or achieve. Perhaps it should be removed? Ownership agreed to wave this requirement.
- f) Thank you to Richard Bertellotti and Mark Farrell for scanning the documents and to Tom Andrews and Jack Cooper for their work with getting the By-Laws in compliance with Oregon law.
- g) Owners agreed for attorney review. The reviewing attorney will submit a proposal fee, which will be brought to Board for approval. Review will cost less due to the diligence of our owner attorney's and their work.

**10) Election of Board Members**

- a) Ownership declined to object to Jim Thomas' serving and agreed that no re-deeding is required. See 9.b above.
- b) Jim Andrews, Jim Thomas plus One
- c) Nominations: Kirk Phillips (declined by Mark Farrell (proxy)), Lilian Wilhelm (withdrawn), Marc Weaver agreed. Thank you, Marc. We look forward to hearing your input.
- d) All nominations (Jim A, Jim T and Marc Weaver) elected unanimously.

**11) Old Business**

**12) New Business**

- a) Landscaping Proposal by Margy Samuelson. Committee was formed and will meet via Zoom. Thank you to these homeowners for serving on the committee: Alice Chisholm, Janet Johnson, Mary Ellen Johnson, Eileen Millsap, Margy Samuelson, and Marc Weaver.
- b) Mary Ellen Johnson asked Paul to share warranty information on the elevator.
- c) East side painting was completed in 2019, but outside doors were not painted. Paul will check into this.

**13) Adjournment**

