

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

**Board Members Present: Jim Andrews-Chair, Alice Chisholm-Secretary, Roger Johnston-At Large, Jim Thomas-Treasurer, Marc Weaver-At Large**

**Owners Present: Margit Beerli, Tom Chisholm, Kerri Convery, Charley Jones, Mark Farrell, Jo & Mary Ellen Johnson, Ethel Marshall, OT Millsap, Scott Samuelson, Mary Kay Springer**

**Owners with Proxies: Peter & Janet Johnson, Gary & Jane Powell, John & Barbara Seibert, Jay Weil**

- 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. In addition, a circulating pump was replaced or repaired for approximately \$500.
  - e. Septic tank pumping. Approved for ~ \$5,500. Scheduled. Only one tank currently needs to be pumped.
  - f. Some minor painting of rails and brackets will be done.
- 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. If approved this would be ~\$15,000/unit. To be discussed/voted on at Home Owner's meeting in October.
  - 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 Chisholm and Jim Thomas. Materials for project scheduled to arrive in September. This is a reserve fund cost and Jim Thomas anticipates adequate funding. Mark Farrell made motion to approve start prior to our Annual Meeting, Mary Kay Springer 2<sup>nd</sup>. Approved.
  - 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. If this is included as an assessment, the cost it is about ~\$3600/unit. To be discussed/voted on at our Home Owner's meeting in October.

- d. TV & Data line completion. Needs owner approval. Current estimate is \$16,000 - \$18,000. Jim Thomas says we have adequate funds available to finish this project in 2022. Mark Farrell made motion, OT Millsap 2<sup>nd</sup>, Approved. Alice Chisholm, Karri Convery & OT Millsap will form committee to look at further options/costs.
- 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.
  - iii. Borrow necessary funds.

D. Reserve Fund Presentation and Comments. (Scott Samuelson)

- a. The Reserve Committee recommends we proceed with a Type 2 Structural Envelope evaluation by J2 Building Consultants for the amount of \$3,950 that will involve 8 hours on site plus offsite work. This should not occur until roof access is available.
- b. The Board was polled and agreed to proceed with this review.

E. Other New Business: (General discussion for recommendations)

- a. Owner responsibility for consequential damages to adjacent property. This would require revision of the Declarations, on advice of Paul Tice.
  - 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.
  - v. It was recommended that a committee be formed to study this issue but unclear who agreed to serve. Jim Andrews, Mark Ferrell and Tom Chisholm volunteered to serve on this committee.
- b. One owner is using a propane fire pit on their westside deck and Paul has an additional request for this appliance. Paul Tice indicates our insurance carrier doesn't prohibit this. Owners are asked to use caution, and to stay away from combustibles. No charcoal grills are allowed on the property.
- c. Jim Andrews will be stepping down as a Board member effective the Annual Owners meeting due to health reasons.

F. Old Business

- a. Bylaws revision and review status. Roger Johnston is working to remove rules & regulations in the By-Laws to prevent needing to change By-Laws

when rules & regulations need to be changed. By-Laws require specific rules and likely an attorney consultation for changes. Rules & Regulations are determined by the Board, with consultation from owners.

- b. Alice Chisholm & OT Millsap indicate website is up and running. Owners will receive an email next week with information of how to log in and use the site.
  - c. Eastside uniformity consensus (4 of 5 Board members voted for nothing to be placed on the eastside) per July 1, 2022, Rules & Regulations. Some owners request opportunity for discussion. The Communication Committee will survey owners and provide feedback. Roger Johnston indicates
  - d. Landscaping work review. Mark Weaver has sent Board written request for landscaping design approval. Board will respond in writing. 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. Homeowners are encouraged to donate monies directly to Mark Weaver to assist with landscaping costs.
- G. Next Homeowners Meeting will be announced soon. We are planning to have in-person meeting along with Zoom virtual meeting. McMenamins' is charging ~\$3,000 for room rental so the Board is considering an alternate venue.
- H. Meeting adjourned at 11:15 am.