

PACIFIC VIEW CONDOMINIUM ASSOCIATION
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SUBJECT: 2022 ANNUAL HOMEOWNER'S MEETING

Dear Homeowner,

The Annual Meeting of the Pacific View Homeowner's Association will be held on Saturday October 15, 2022, at 10:00 am, using Zoom.

It is essential that there be a quorum of Homeowners at the meeting, either in person or by proxy. If you do not plan to attend the Annual Meeting, or there is a possibility that you may not attend the Annual Meeting, please sign, and return the proxy in the envelope provided. Proxies from the homeowners who do attend the meeting will not be used.

AGENDA:

1. Call to Order – Jim Andrews
2. Roll Call – Proxy Verification – Alice Chisholm
 - a. Quorum is 50% or 14 units.
 - b. Proxies:
 - i. How many?
 - ii. Not applicable as represented in person?
 - iii. Designees? Various (List)
 - c. New Owners:
 - i. **John & Kerri Covery - Unit 480**
 - ii. See current owners list and unit locations.
3. Minutes of Annual Meeting 2021 – Alice Chisholm
 - a. Accepted or Corrected
4. Report on Gearhart by the Sea – Jim Andrews & Paul Tice
 - a. Jim: My observations are as follows:-
 - i. GBTS has a good Board that appears to be working well and trying to balance the needs of the business and the interest of the associations. The proposed new office is wholly on the Gearhart House property and that Board is presenting this plan to their owners.
 - ii. Any un-answered questions about the GBTS can be directed to the Pacific View representative on that Board (Alice Chisholm going forward).

b. The location and operation of the Maintenance Shop has generated both negative and positive comments in recent months and I believe we need to reach some agreement as an Association as to whether we value the convenience and income received from this GBTS service operation.

i. The Association is paid \$7,800 per year for the space usage and its location offers both staff and equipment to respond to the many emergency needs of owners. If this this operation be moved off-site because PV owners find it unacceptable, the cost of response and loss of income are a consequence. A significant number of instances can be sited where the rapid response of the GBTS staff have prevented substantial damages to the building. These include both water and sewage problems.

ii. What if any changes to this operation would make its continued use of this space more acceptable? What about an increase in what we charge?

iii. If improvements are identified that owners find acceptable, are we prepared to execute an agreement as to a term of occupancy that allows GBTS to properly plan and execute the necessary plan.

c. Paul :

i. General comment on operations including details. (Statement of Work Items)

ii. Rental year and owner split. (Summary of financial information)

iii. New office status.

iv. As in years past 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). It is recommended that owners carry insurance against consequential damages to adjacent and lower units. These could be significant (many thousands).

5. Treasurer's Report – Jim Thomas

a. 2021-2022 Budget Review

b. Current Status – See financial reports provided.

c. Annual review of financial statements

6. Report on Repairs and Maintenance – Jim Andrews & Scott Samuelson (See website for Reserve Study)

a. Review of work approved for 2021-22 construction. See spreadsheet for reference. Major projects included.

i. West side column and beam repairs for stack one. (WE 10/7)

ii. Roof access hatch. Start expected late September. (WE 10/7)

iii. Valley membrane, scupper, and chimney stop-gap repairs. We are requesting that the hatch roof access contractor do this work. (To follow ii above)

- iv. Materials pre-order for Phase 4 of east side walkway and soft spots. Materials fabrication currently estimated for late October. (Materials ordered)
 - v. Complete new cable and data lines to remaining stacks. (WE 10/14?)
 - b. Reserve Study Report – Scott Samuelson
 - c. Recommendation for owner approval:
 - i. West side column and beam replacement stack two (stack to be determined) (~\$50,000).
 - ii. Roof valley replacement (\$90,000)
- 7. 2022-2023 Budget – Jim Thomas
 - a. Proposed budget for approval
- 8. Report on By-Laws and Recommended Revisions - Roger Johnston
 - a. From last year while the By-Laws do not address the right of first refusal (sale of unit), we are agreed as a Board that this item in the Declarations has not in our memory been exercised or any intent thereto.
 - b. Current Rules and Regulations. Note revision relative to benches on east side.
 - c. Item currently in the by-laws recommended instead for Rules instead for Rules
 - d. Other
- 9. Communications Committee Report – Alice Chisholm
 - a. The website is up and running (www.pacificviewhoa.com).
 - b. Other
- 10. Pool Committee Report – Tom Chisholm
 - a. Status update and recommendations.
 - b. Other
- 11. Landscape Committee Report – Marc Weaver
 - a. Status update and recommendations.
 - i. The reserve study was conducted by Jason Wong of Schmidt & Co. and it is in final form and available to review on the Pacific View website.
 - ii. We have obtained Board approval for J2 to conduct a building envelope structural inspection and we are waiting for dates from J2 to conduct the inspection
 - iii. We are still looking for a company to conduct an infrastructural inspection (electrical)
 - b. Budget request
 - c. Other

12. Leak Committee Report – Jim Andrews

13. Election of Board Members

- a. All Board positions are filled, and none are open for election.
- b. Jim Andrews will resign from the Board effective the end of this meeting and the Board has reached out to Scott Samuelson who has agreed to complete this term (third year of three). Alice Chisholm has agreed to assume the roll as chair of the Board.

14. New Business

- a. The Board requests input on the need for sound deadening insulation between floors 2 and 3 and between floors 1 and 2. 3.
- b. **OR 100.480: See executed PROXY statements for the required 60% (17 units) approval to waive or approve the requirement to conduct a financial review by an independent Certified Public Accountant (CPA) each year.**
 - i. **[] Yes, in favor of waiving OR 100.480 (5)**
 - ii. **[] No. The HOA should hire an independent auditor at association/owner's expense.**

15. Old Business.

- a. Some objection has been voiced about the previous agreement to allow a gravel parking space near the maintenance shop. While this agreement has not been exercised (except for temporary loading needs) the Board requests input about mitigating its impact.
- b. Last year we discussed that part of rental fees should be a rebate to the Association to offset additional wear and tear. Our current cost for GBTS services reflect this by approximately \$45 per unit per month.

16. Adjournment

Board of Directors

Pacific View Condominium Association