

Pacific View Homeowners Meeting Minutes

October 15, 2022, Zoom Meeting

Board Members Present: Jim Andrews, Alice Chisholm, Roger Johnston, Jim Thomas, Marc Weaver

20 Owners Present, 2 Proxy. Quorum met. Quorum is 50% owner attendance or 14 units.

Jim Andrews called meeting to order at 10am. Welcomed new owners John & Kerri Covery, Unit 480.

1. Minutes from August 2022 Homeowners meeting.

Alice Chisholm made the motion to accept, Tom Andrews 2nd, motion passed unanimously.

2. Report on Gerhart by the Sea

GBTS has a Board that is working well, balancing the needs of the business and the interests of the associations. They appear to want to be more transparent with associations.

GBTS is a self-standing for-profit organization. Pacific View is a shareholder. Profit earned has issued credit back to associations.

GBTS attorney is working on providing contractual information to share with associations.

GBTS By-Laws can currently be viewed via chair of Pacific View.

Questions remain: Who owns GBTS? Is there a beneficial ownership? Can we get an article to determine ownership of this entity?

Paul Tice indicated there is a computer backup system for GBTS.

Alice Chisholm will be the designated Pacific View representative on the GBTS Board following today's meeting. Alice will address these issues with the GBTS Board.

3. Maintenance Shop

Discussion concerning location and operation of the shop. Board position is current location of Maintenance Shop provides immediate access to Pacific View owners when issues arise.

Pacific View is paid \$7,800 per year for this space. Rental amount has not increased in many years. Eileen Millsap motioned to increase fees by 9%. Jim Thomas 2nd. Motion passed unanimously. Paul Tice will inform GBTS Board of increase.

Board would like to offer 5-year agreement for Maintenance Shop to remain where it is. Some owners prefer we do not offer agreement until on-going issues are discussed. We will offer the opportunity for interested owners to form a committee and provide recommendations to the PV Board. If you are interested in serving on the Maintenance Shop Committee, please inform Alice.

4. New Office Status

Plans will be discussed at the Gearhart House Homeowners meeting later this month, and will then be shared with associations. Office will be ~2,000 sq. ft. and will be entirely on Gearhart House property. Maintenance vehicles currently park on the street. City allows overnight RV parking on street for 24 hours. RV's are not allowed on association properties.

5. Jim Andrew's resignation from the Board.

Alice presented to Jim on behalf of PV ownership a gift certificate to Silver Salmon Restaurant in Astoria. A tree will be planted on PV property this spring for Jim. Landscape Committee will determine tree and placement. Signage will be near the tree thanking our 4 long term board members for their dedication to PV, Jim Andrews, Roger Johnston, Dave Russell and Jim Thomas.

Scott Samuelson will complete Jim's term (third year of three). Alice Chisholm will step into board chair role following this meeting.

6. Treasurer's Report

Building assessment with guidelines for improvement time table will be completed by end of October. We are aware of several costly projects, but need to know if these are immediate concerns or how long we might keep these on a timeline for project completion.

Discussions will happen in a Homeowners Meeting once we have an identified timeline of necessary maintenance.

We are currently aware of the following maintenance concerns: Membrane roof is 15 years old, Valley membrane is deteriorating and needs repair this winter, Valley membrane does need to be replaced (~\$97,000), Phase 4 of east side beam and

walkway repair is expected to start 10/14/22, Completion of new cable and data lines to remaining stacks should be finished by end of October, 2022, West side column and beam replacement stack 2 (~\$50,000), Floor sound barrier between floors (1&2, 3&4).

7. Reserve Study and Engineering Review

Scott Samuelson reports Engineering Review should be available by end of October, and will provide a time table for necessary maintenance projects.

8. 2022-2023 Budget

Jim Thomas discussed proposed budget. Jim cautions about inflation and encourages raising Operating Expenses and Reserve Fund Expenses by 9%. Budget showed 9% increase in Operating Expenses but not Reserve Fund Expenses. Discussion followed and ownership encouraged 10% increase. Jim Thomas made motion for 10% increase. Mark Farrell 2nd. Motion passed, with 2 owners opposed. PV HOA fees will raise to \$842/month.

Jim Andrews motioned we approve the amended budget. Alice Chisholm 2nd. Motion passed unanimously.

9. By-Laws and Rules & Regulations

Roger Johnston walked through updates of Rules & Regulations and made adjustments. Update R&R are attached and can be found on the PV Website.

By-Laws do not address the right of first refusal (sale of unit). We agree as a Board this item has not in our memory been exercised, nor is there intent to do so. Request was made to memorialize this in R&R. Rules & Regulations are voted on by the Board.

10. Committee Reports

Communication Committee: Alice Chisholm, Chair discussed accomplishments of forming committees to address issues, holding Board Meetings more often and inviting owners to attend, holding Homeowners Meetings more than once a year, onboarding new PV website and providing meeting minutes within 2 weeks of meetings.

Pool Committee Report: Tom Chisholm, Chair discussed status update and recommendations. Currently, Pacific Terrace (46 units) and Pacific Palisades (20 units) contribute money to pool operations. The cost of labor and materials appears to be split approximately proportional to number of units. The contribution does not cover capital

expenses and big-ticket items. The contribution has not increased in several years. Costs decreased during COVID when the pool was closed for extended periods. With increased usage and inflation costs will rise. Contributions from the other HOA's should be increased. Paul cautions other HOA's might not be interested in raised fees and may withdraw from using the pool. Alice suggests all HOA's should pay according to actual costs and PV should not subsidize use for other HOA's. Paul will discuss increase with Pacific Terrace and Pacific Palisades.

Landscape Committee: Marc Weaver, Chair discussed the progress made and plans for 20-23. Committee members have volunteered countless hours this year and our grounds look wonderful!

Leaks Committee: Jim Andrews, Chair reports the focus of this committee is to make recommendations to the Board and owners about how to best handle the incidents of water damage in units and adjacent units.

When the leak is associated with roof or siding (envelope) faults that occur due to storm or Association maintenance issues. The drain system within the walls falls into this category. We are agreed these are the responsibility of the Association.

When the leak is associated with an observable unit element (sink, ice maker, hot water heater etc.) we agree this is an owner responsibility. We give regular guidance to owners about monitoring these features and believe that they are the responsibility of the offending unit including consequential damages to adjacent units. Protection against costs can be assumed by the offending unit or mitigated through insurance.

When the leak is associated with a unit element (tub or shower pan) that is not readily observable it is more complicated and has become more common with each passing year. The PV building is about 50 years old and many aspects have reached the end of their useful life. Many water systems use a 25-year lifespan while some systems can still function at 50 years. Some owners have upgraded their units while others probably still have legacy tubs and showers. The connection between the building service lines (water or sewer) and tub overflow outlets appears to be primary failure points. Owners need to be aware they are responsible for leaks that damage other units due to defective elements up to and including the connection to the building service lines (water and sewer). We understand the cost of insuring against such consequential damages is not large. This is the approach that the other associations have adopted.

11. New Business:

Richard Bertellotti moved to waive the requirement to conduct a financial review by an independent Certified Public Accountant each year. Jim Thomas 2nd. Motion approved unanimously.

Meeting adjourned 12:40pm

Minutes submitted by Alice Chisholm, Secretary