

Pacific View Board Meeting

December 14, 2023

Board Attendance: Alice Chisholm, Jim Thomas, Roger Johnston, Scott Samuelson, Marc Weaver

Management Attendance: Paul Tice

HOA Attendance: Tom Andrews, Richard Bertellotti, Jack Cooper, Mark Ferrell, Ethel Marshall, OT Millsap, Gary Powell, Mary Kay Springer

1. By-Laws discussion led by Jack Cooper and Tom Andrews.

- a. Include statement indicating homeowners need to provide insurance coverage for damages to building resulting from issues originating in their unit. Recommend Rules & Regulations suggest insurance coverage minimal requirement. Roger Johnston and Paul Tice will propose wording.
- b. Add to By-Laws statement in Section 4 indicating damage to common areas will be the financial responsibility of owner when damage results from owner unit. Tom Andrews will draft statement and forward to Alice Chisholm. Alice will ask Board for input.
- c. Motion by Scott Samuelson for By-Laws Draft be approved and sent to outside counsel for review. Seconded by Roger Johnston. Motion Passed.
- d. Right of First Refusal. This has been in the Declaration since 1967 and has never been used. Owners recently voted not to use this. However, there is legal concern that leaving this in the Declaration could be a liability. Jack and Tom A. both feel this should be rescinded. They will ask outside counsel to review and make recommendations.

2. Building Maintenance discussion led by Scott Samuelson, Chair of Building Maintenance Committee.

- a. J2 was hired as structural engineer for the Reserve Study. J2 proposes an additional comprehensive investigation to determine the structural

integrity of the building. This is necessary to better determine which structural issues be completed and a recommended timeline to address the issues. Tentative cost includes ~\$11,000 from J2 and ~\$10,000 from Charter Construction. Charter Constructions would make 6-8 openings to determine moisture issues. These quotes are for structural onsite review and do not include maintenance nor repairs.

- b. Scott Samuelson will put together a tentative budget to include the comprehensive structural review and potential maintenance/repairs. Jim Thomas (treasurer) will review and provide at least 3 options for financing. The Board would like to discuss an ample budget that will cover major expenses and build up the reserve account. Owners will be sent this information and will be surveyed to see which option is most favored. Alice will discuss survey results at next HOA Meeting and members will vote on funding.

3. Old Business: What is happening with the concrete columns in the garage? There was former discussion about concerns. Alice will review notes and discuss with Scott to add to budget items.

4. New Business:

- a. Paul Tice shared details on several recent maintenance issues and repairs. Leak in 489 caused damage in 471. Leak occurred in pipes between floors. Portion of 471 ceiling cut into and access hatch installed. Regarding leak damage they also had to cut a hole in the bathroom ceiling and in the wall next to the shower in unit 480. Both 480 & 471 now have access panels in the hall bath ceiling for access to the plumbing above. Installation for TV Cable is finished. Beam project is nearly completed. Railing repairs are being worked on and carpet will be glued back down when completed. Heating in the Pool building keeps shutting off. This issue is being addressed. PV has 2 luggage carts. One is missing. Paul will send reminder to owners that luggage carts should not be stored in the units.
- b. Alice reports that former building pool committees (Leak Committee, Pool Committee) have now formed one Building Maintenance Committee. Mark Farrell offered to become a member. Former Landscaping Committee is now the Grounds Committee, working on landscaping and improving the pool building and elevator entry areas. LeeAnn (bookkeeper) has recently experienced the death of an adult son. PV will send a card and will contribute toward service expenses.