

Board Meeting Minutes

April 26, 2023, via Zoom

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

Absent: Jim Thomas

LeeAnn Tilton, Accounting

Paul Tice, General Manager

Owners Attendance: Richard Bertellotti, Mark Farrell, Doug Haughton, Ethel Marshall, Mary Kay

Meeting called to order at 1pm by Chair Alice Chisholm

1. Scott Samuelson, chair of the Building Maintenance Committee, discussed immediate concerns of the J2 study. We were initially expecting to request an additional assessment this year to fund all necessary repairs. We are anticipating the request for funds will be in Spring, 2024, with bids/repairs starting in April, 2024.
2. Board approved J2 draft with photos and conditions. Copy of the J2 report will be made available to owners when these minutes are sent, and will also be available on the Pacific View website.
3. Patio Decks are currently unstable. J2 suggested we consider 1 of 3 options:
 - a) Do not use decks until improvements are completed in 2024
 - b) Guarantee no more than 2-4 people be on the deck at any time
 - c) Approve engineering load study and approve funding for temporary bracingThe Board discussed all three options. We did not feel options 1 & 2 are enforceable, especially with summer rentals. Safety is a huge concern. The Board (motion by Scott Samuelson, 2nd by Roger Johnston) voted unanimously to approve up to \$5,000 for J2 to provide engineering design of temporary bracing.
The front desk will give notice to all renters to use caution on decks, and will post warnings on sliding doors of all rental units.
4. Roof repairs are needed as soon as possible. We need to fix the scuffers and valleys, and add flashing around the chimney. Without this water pools on the roof and leaks into units, causing damage. The Board (motion by Scot Samuelson, 2nd by Roger Johnston) voted unanimously to approve up to \$5,000 for roof repairs. Current estimate is \$5,000-\$6,000. Our current Major Projects budget has monies to cover this cost, and is already earmarked for Roof Repair.
5. Paul Tice, general manager, indicates the west side deck railings and rug on east walkway is scheduled to be completed soon. We needed to wait for dry weather to tack down the rug.
6. Alice will schedule an Owners Zoom Meeting for May. We will share details with owners and request funding for temporarily deck supports. We anticipate the cost to be ~\$20,000. Our current budget has Reserve Fund monies to cover this repair, but owners need to approve monies for this use.

Meeting adjourned at 1:35pm