

Home Owners Meeting Minutes

January 17, 2023

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

Others in Attendance: Paul Tice, LeeAnn Tilton, Tom Andrews, Margit Beerli, Richard Bertellotti, Tom Chisholm, Jack Cooper, Beth & Mark Farrell, Doug Haughton, Mary Ellen & Joe Johnson, Ethel Marshall, Eileen & OT Millsap, Jane Powell, Margy Samuelson, Mary Kay Springer, Theresa Thomas

Proxies: Candy & Bill Dunbar, Janet Johnson, Sharon Usher

1. **Meeting called to order** at 11:30 am by Chair, Alice Chisholm
2. **Roll Call.** Quorum is 50%, or 14 units. 19 Units represented.
3. **Minutes from 10-20-22.** Change budget date from 2022 to 2023.

Motion by Alice Chisholm, 2nd by Richard Bertellotti. Motion unanimously passed.

4. **Engaging J2, Charter Construction and Carlson Roofing for Engineering Study.**

Scott Samuelson, Chair of Building Committee, discussed the need for Pacific View to hire J2 to conduct an Engineering Structural Evaluation. Initial investigation shows damage in siding, water damage where beams enter building, possible steel beams losing strength and support, evidence of rot and water damage in valley roof areas, rot damage in pool building and rot and water damage around some unit windows. Further investigation will require sampling areas to determine how invasive damage is in these areas.

Following the investigation J2's architects and engineers will provide a report detailing how best to repair. This will take ~6 months.

Motion by Scott to move forward with the investigative study. 2nd by Richard Bertellotti. Motion unanimously passed. We hope to have J2 present findings and a timeline for repairs during our annual October Home Owners meeting.

Owners are encouraged to review the J2 study found on the PV website, <https://www.pacificviewhoa.com>

5. **Funding for Structural Study**

- a. Motion by Alice Chisholm to accept the Board recommendation using Reserve Funds in current budget to cover costs. 2nd by Richard Bertellotti. Motion denied (8 in favor/11 not in favor).
- b. Motion by Alice Chisholm to assess owners \$2,222 to defray ~\$60,000 costs of structural study. 2nd by Tom Andrews. Motion passed (11 in favor, 8 not in favor). Supporters mentioned preference of maintaining Reserve Funds for funding unknown issues that might arise.
- c. Official notice will be sent to owners February 1 with options of how to pay. Payment will need to be made by March 1, 2023.

6. New Business

- a. Landscaping Committee has worked diligently to improve the entry grounds. It's looking fabulous!
- b. Doug Haughton asks if insurance will cover any repair work suggested by J2. Once we have results of the study we will determine if this is viable.
- c. South side steps have been repaired. Painting will be done soon.
- d. Some rot was found in north-south patio beams. Units affected have been notified. Temporary support beams have been added under some decks.
- e. Pool building needs a new roof fan, which has been ordered. Condensations built up without the fan working. Pool will remain off limits until fan is installed.

7. Meeting adjourned, 12:25pm