

Annual Meeting of the Pacific View Homeowner's Association

Friday, October 20, 2023 – 10am

Present: Farrell/469, Mendez/471, Millsap/472, Roger Johnston/473, Bertellotti/474, Kauffman/475, Beerli/476, Cooper/477, Marshall/478, Johnson/481, Samuelson/482, Chisholm/488, Powell/490, Springer/492, Andrews/493, Thomas/491

Proxy: Usher/467, Johnson/468, Bailey/470, Seibert Trust & Dunbar/483

Board of Directors: Alice Chisholm-chair, Richard Bertellotti-treasurer, Scott Samuelson, Roger Johnston, Marc Weaver (not in attendance)

Call to Order – Alice Chisholm

Roll Call – Proxy Verification – Alice Chisholm & Sarah Bunce

Board Members – Alice Chisholm

- Elections
 - The Board felt that having one-year terms was not very effective due to the time it takes to get up to speed. So, the Board is proposing two people run for three-year terms, two people run for two-year terms and one person run for a 1-year term. This will even out over the coming years so that we have a rotation of 3-year terms.
 - First election is for Richard Bertellotti for a three-year term. No one was opposed, so Richard was voted in.
 - Second election is Mark Farrell for a three-year term. No one was opposed, so Mark was voted in.
 - Third election is OT Millsap for a two-year term. No one was opposed, so OT was voted in.
 - Fourth election is Scott Samuelson for a two-year term. No one was opposed, so Scott was voted in.
 - Fifth election is Alice Chisolm running for a one-year term. No one was opposed, so Alice was voted in.
 - Next time the Board Meets they will determine the roles (offices) for each of the board members.
 - The terms have not been approved as the bylaws have not been amended, so this vote will need to be ratified when the bylaw changes are approved.

Thank You to Roger Johnston and Marc Weaver

- Marc will continue chair the Landscape Committee.
- Much appreciation and round of applause for both of these men for their time and efforts.
- A thank you and gift card will be sent out.

Gearhart by the Sea Management Report – Paul Tice

- Recognition of LeeAnn for her work with accounting. Intro of Sarah Bunce, Assistant Manager
- RueBaRue
 - communication platform via text to guest and email for GBTS front office team.
 - Ability to communicate to the Homeowners as well as guests.
 - Gap Bookings – this has more than paid for the system in generating additional night reservations
- New GBTS Office Building Update
 - Alice is on the GBTS Board
 - Scott Samuelson is on the new building committee

- Building is moving along; basic plans are in place. Will be about 2700 sq feet. City has approved it, and hoping to start the build this spring.
- WiFi/Cabling
 - Cat 6 cabling was installed to help improve Wifi. If you have an issue where you don't feel that your wifi is working correctly, please reach out to Paul or Sarah so that we can try to assist and improve. Same thing goes for TV.
- Insurance – coverage inside the unit is the owner's responsibility. This includes sinks, showers, toilets, hot water heaters, etc.
 - If you have any questions or want any information regarding your insurance or the HOA insurance please reach out to Paul.
- GBTS Financials – Richard, who is the PV treasurer, is now on the GBTS Finance Committee and they are working to figure out what financials can/should be shared. GBTS is looking for a new CPA.
 - If any owners want to “invest” in the new building, please reach out.
 - Questions – The blockade sign on 13th Street, what is that about? Paul clarified the path to the beach is actually owned by the families that own the houses. OT asked if the city would be open to an Eminent Domain type claim to be able to have some direct access to the beach.
 - Paul is going to reach out to the city to find out what we might be able to do.
 - History is not on our side, according to Richard. Referred to the Wiederhorn estate.
 - Question of the beach bill and it was clarified that people that own land can restrict people from accessing the beach via their property.
 - We will form a Beach Access Committee to look into this. OT will chair committee. Members currently include Gary Powell and Tom Chisholm.
 - Jack Cooper suggested the HOA engage local legal counsel since it is such an important issue.
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 - Supposedly, only the homes closest to 13th street are able to use 13th street. The other houses are supposed to use the Palisades entrance. Might be something PV can use as leverage?
 - Margie Samuelson - Question came up about the list of chemicals on property and regarding the landscaping, moss killer on the decks and also paint solvent, etc. OSHA notebook of chemicals exists. GBTS maintains these files.
 - Mark Farrell asked a question about the owner insurance, the minimum coverage required, and whether or not new owners are receiving the information. It was asked if the HOA is able to require the insurance information. It was stated that owners need to have liability coverage. If there is damage and owner does not have insurance then it could become a legal matter. Rules and Regs say owners should carry minimum \$500,000 coverage.

Treasurer's Report – Richard Bertellotti

Annual review of financial statements

- Richard reviewed the Balance Sheet. No questions were asked.
- Richard then reviewed the Income Statement. No questions were asked.
 - Richard then reviewed the Expenses. Large items were pumping the septic, replacing a pool fan, and also repairing leaks and units that were damaged by the leaks.
 - Teresa Thomas asked about the amount that PV paid GBTS was \$17k. Teresa wanted to find out a little more detail about this charge. It includes picking up light bulbs, repairing

leaks, cleaning up from storms, etc. Pool maintenance is a separate line item, which is about \$17k.

- Richard then reviewed the Reserve Fund. Major expense was the J2 study and the decks.
- Richard noted that he added footnotes and he is happy to answer any questions.
- Richard then reviewed the Capital Projects.
- Question was posed about the J2 Fees and what the totals were. Scott answered that the Design and scope fee was about \$37k. The temporary fix was about \$20k.

2023-2024 Budget

- Richard then reviewed the Budget. This year's budget will generate \$212k.
 - The only item that was decreased was the insurance. It was determined that Tsunami and Flood insurance was not needed as the building is on high ground.
- Increases were mostly utilities.
- Legal and accounting budget is to cover the changes to the bylaws.
- Operating budget is estimated to generate \$26k.
- Question came up about the flood insurance in particular. Teresa asked if someone other than the board consulted to be sure this was a prudent decision. Richard mentioned that there is an Insurance Committee and invited Teresa to join to help ask the questions to be sure the decision is the best decision for the HOA.
 - Margit also expressed concerns about canceling the Flood Insurance as it was something she was required to prove for her own insurance.
 - Tom Andrews asked about the prorated share of the building and wouldn't it make sense to keep the insurance even if we don't want to rebuild?
 - Alice recommends that the Insurance Committee get together and make a recommendation on whether or not to add flood and tsunami insurance back in.
 - Teresa requested more transparency in making this decision due to wanting to protecting their investment.
- Question came up about the electrical evaluation. It was an infrastructural inspection, where the meters are stored. This is an inspection that should take place every 5 years or so and the inspection determined nothing was required to be done in the near future.

Report on Repairs and Maintenance – Scott Samuelson

a. Review of work accomplished

b. J2 Update

- Design documents should be done Thanksgiving Week, and then they will put the project out to bid. This will take 4-6 weeks. So early January we would have the necessary information for the committee. Mid-February is when the Building Committee will make recommendations to the Board as the proposal will include every option to improve the building, which the committee will make recommendations.
- J2 is also making recommendations on some companies that may offer finance.
- Question – Richard Bertellotti asked how disruptive the work would be? It sounds like people will be able to use their units, but maybe not their deck. They will go Deck Stack by Deck Stack and when your deck is being repaired you would not be able to use it for approximately 2 weeks.
- Question – Gary Powell asked about the roof leak by the elevator and that leak will be fixed sooner rather than later. J2 was out last week and got a visual on the leak.

- Tom Chisolm asked about having the survey results put on the website and it was determined that would be a good option. Answers will be as anonymous as possible.
- Alice then thanked the Building Committee as they have been dealing with a lot, even without the J2 component.

Old Business

By-Laws – Tom Andrews

- From Tom - we almost have a complete and proposed set of amended by laws. The amended bylaws then have to be reviewed by Legal Counsel and also any lien holders. This process will probably take one month. Once we have a final set of bylaws, we will bring them back to the owners for approval.
Jack added that the need for outside counsel is needed as the bylaws are heavily regulated by the state.
From Alice – thank you to Tom and Jack for the hours and efforts that you have put into this. The bylaws are from 1967 and the state regulations have changed fairly drastically in the last 50+ years.
- Alice asked what the recommended review period is for bylaws and that will be a question for outside counsel.
- Question about updating the bylaws, and whether or not a reserve study may be required. This will be another question for outside counsel to find out if we are “grandfathered” in?
 - There is currently nothing in the bylaws about Reserve Studies. However, PV did have a reserve study done and it is on the website.
 - Good to get clarification on how often we need to or should have the reserve study done.

New Business

- Homeowners Meeting in January, 2024 – will not be held in January as we will not have the information for assessment at this time. Probably closer to March. We will let you know dates as we move forward. And, we may also discuss bylaws at this meeting. This will be an in-person meeting.
- Motion was made and seconded to accept the 2023-2024 budget with the note that the landscaping line item is a placeholder. No one was opposed, so the budget was approved.
- Richard made a Motion to waive the requirement for a CPA review or audit of the HOA financials. Motion as seconded by Scott. No one was opposed, so the motion was passed.
- Leaks –
 - If you are going to be out of your unit for an extended period of time, it might be worth it to ask Paul to check on your unit. The issue was brought up that someone that lives here full time and uses water daily may not know about a leak that is happening to the unit below for months if the unit below is vacant.
 - It was also brought up to turn the water off when you are leaving for an extended period of time.
- The unit for sale – a question came up about sprinklers in the unit. Paul clarified that there are not sprinklers, just heat sensors.
- Richard wanted to thank OT for the website and the incredible amount of information that is available for owners to view on the website.

- Next thing is GBTS – Richard has been a critic but he feels like things are opening up and things are progressing. He also brought up the credits from COVID and GBTS has substantially benefitted from these credits, due to Paul's involvement.
- Unit 475 – deck storage room has a leak every time that it rains. What can be done? Scott is going to contact J2 to be sure they are aware of this area that often leaks. It leaks in the units above as well.
 - If there is a leak in your closet, please let Scott Samuelson know so that he can address it with J2.
- Gary Powell wanted to thank everyone for being such a skilled group of people willing to donate time and resources for the betterment of the HOA.

Alice adjourned the meeting at 12:02.