

Pacific View Board Meeting via Zoom on November 14, 2025 at 1:00 pm.

Attending were:

Tom Chisholm, Scott Samuelson, Mark Farrell, Ethel Marshall, Richard Bertellotti, Paul Tice

Please note that these notes were generated by Zoom/AI, with a few edits by the Board.

Quick recap

The board addressed a new fence construction that impacts beach access for Surfside and Pacific Palisades associations, with discussions about notifying owners and exploring potential legal action through the state parks department. The group reviewed upcoming meetings and newsletter plans while approving landscaping contracts and discussing various maintenance issues including pool cost-sharing arrangements and fire door requirements. The board also explored implementing resort fees for condo rentals and discussed several maintenance projects including deck sealing, storm drain problems, and vegetation concerns, with plans to investigate specific solutions and consult with relevant authorities.

Next steps

- Tom: Send email to all owners after this call notifying them about the beach access fence situation
- Paul: Share all beach access/fence related emails with the board
- Scott: Bring up resort fee discussion at Gearhart by the Sea board meeting
- Paul: Look into different options for implementing pool resort fees and check what new property management software will allow
- Tom: Work with Paul and Louis on maintenance items including front concrete waterproofing
- Paul: Get quotes for storm drain issue in front of pool that floods during heavy rains
- Paul: Contact fire chief next week to ask about fire door requirements for stairwells
- Paul: Sign landscape contracts on behalf of the board once approved
- Ethel: Send approved minutes to OT for posting on website
- Mark: Meet with Paul at some point to review west side parking lot issues including cracks, vegetation, and areas needing sealing
- Paul: Complete dark blue trim painting on west side pool area in spring

Summary

Fence Access Dispute Resolution

The meeting focused on addressing a new fence being constructed by Kevin Kidd on his property, which affects beach access for Surfside and Pacific Palisades associations. Paul explained that while the fence blocks vehicle access, it allows pedestrian passage, and the state parks department has been notified of the issue. The group agreed to send an email to owners about the situation and to share relevant information with their boards, with Paul taking the lead on initiating the email chain. The discussion concluded with an acknowledgment that while legal action might be possible, associations may have limited appetite for spending on legal fees, and the state parks department might take a more active role in addressing the issue.

Board Meeting Scheduling and Updates

The board discussed scheduling two upcoming meetings: February 26th and June 17th at 5 PM,. They agreed to start the meetings a few minutes early to allow for public input before the formal board meeting begins. Tom mentioned plans to send newsletters three times a year. Scott provided an update on Gearhart by the Sea, noting they are out of their old space and under budget, with a meeting scheduled for December 3rd. The discussion concluded with Paul explaining that the current focus is on paying off the building loan and building up working capital before considering dividend policies for HOAs.

Community Projects and Landscaping Approval

The board approved 2 contracts - \$3,797 annual contract with Greensmith for landscaping services, which includes lawn maintenance and an open contract for shrub pruning. Ethel and Margie presented plans to improve the elevator area, including painting walls, adding a bench, and creating a community library, with a presentation expected in a few months. The board also discussed a proposal for a gravel area near the pool house, estimated at \$7,000, which was deemed too expensive for the current year. Tom offered to help with the community library project and the Board agreed to review the landscaping committee's plans at the next meeting.

Pool Cost-Sharing Agreement Discussion

The board discussed pool cost-sharing arrangements with other HOAs, noting the current informal agreement lacks leverage and formalization. Tom suggested exploring a collaborative approach with a committee and reducing costs, Richard emphasized the need for a formal cost-sharing agreement, suggested discussing a resort fee with Palisades and Terraces presidents. Paul mentioned exploring hidden fee options and new property management software for implementing changes.

Condo Resort Fee Implementation Discussion

The group discussed resort fees at hotels and considered implementing a similar fee for condo rentals managed through Gearhart by the Sea. Paul noted that while the Gearhart House board has 4 of 8 votes, they would need to decide whether to implement the fee for all four associations. The discussion also covered maintenance plans, with Tom suggesting they look at reducing costs and exploring fees for renters. They agreed to formalize agreements and consider waiving fees for military or commercial guests.

Board Discusses Maintenance Challenges

The board discussed maintenance issues, including sealing and waterproofing the east side first floor deck. They also addressed a dip in the front walkway that needs concrete work and a storm drain problem near the pool that floods during heavy rains. Paul mentioned he would get quotes for deck recoating and storm drain solutions, while the board noted that plumbing issues requiring jetting are a normal maintenance expense.

Building Maintenance and Safety Review

The board discussed several maintenance issues, including the need to determine if fire doors are required in the stairwells, with Paul agreeing to consult the fire chief. They also addressed concerns about trees and vegetation against the building structure, which Richard noted should be 6-12 inches away, and discussed corrosion issues in the electrical supply room that requires regular inspection. The board agreed to investigate the fire door requirement and consider repairs to the parking lot and vegetation issues.

Board Discusses Maintenance and Planning

The Board discussed several maintenance issues. Board reviewed painting needs for the west side pool trim and discussed that window replacements have been deferred to next year. Tom agreed to create a newsletter email to owners, which will include information about beach access and opportunities to volunteer for committees. Ethel will prepare and send meeting minutes to the board for approval before posting them to the website. The board also briefly discussed reserve funding, with Richard noting that a half million dollar reserve seems unlikely given their maintenance and improvement plans.

Meeting adjourned at 2:25pm
