

## HOA Board Meeting 2/26/206

Meeting, via Zoom, started at 4:40, open to all owners, with the intention of allowing owners to discuss items of interest to them, etc. Please note that no owners joined the meeting at this time, Gary Powell and John Convery joined the Board meeting a little later on.

The Board meeting started at 5:00pm with all Board members attending, along with Paul Tice. Meeting was then closed to owners but with the ability for owners to listen to the meeting.

### **Recap:**

The Pacific View Board meeting focused on various maintenance and improvement projects, including pool funding, landscaping updates, and building infrastructure concerns. Landscape committee updates included plans for a gravel patio and walkway near the pool building. The board also addressed concerns about carpet condition on building decks, with Gary Powell reporting some soft spots that Tom and Ethel planned to investigate further. Building committee matters included questions about plumbing inspections and carpet replacement timing, while the board noted the need to clean out storage areas that had accumulated excess items over several years.

### **Board Meeting:**

Tom started the meeting outlining the agenda, which included updates on maintenance projects, the pool committee's efforts to secure more funding, and the landscape committee's plans, which Margy would present later in the meeting. The Board also discussed potentially returning to a midday meeting time instead of 5 PM, with most participants preferring a regular daytime start.

### **Building Drainage System Repairs:**

The team discussed water drainage issues, particularly around the building's second floor elevator area and pool house area.

**Elevator:** Paul explained that recent repairs were made to address water seepage around the elevator area and monitoring would continue to ensure the area remains dry.

**Pool House:** Board agreed to have construction workers use a vactor truck to clear debris from a drainage line, with Paul confirming this was a cost-effective solution through a local contractor. Tom suggested waiting until summer to proceed with any major drainage upgrades, and the group decided also to conduct a shallow dig to locate the 4-inch line before considering an upgrade to a 6-inch line.

### **Fire Doors and Seal Coating Bids:**

The group discussed fire door requirements with Paul reporting that fire doors are required (per Gearhart Fire Chief) and a local contractor will provide estimates for custom solid core wood doors with stainless steel hinges. Board also discussed seal coating bids, with Paul presenting options for both the entire west parking area and just the exposed areas, with the full area estimate coming to \$4,832 and the exposed area likely to cost around \$3,000. The Board agreed to get separate bids for the exposed areas to make an informed decision.

### **HOA Safety Review:**

The board also addressed concerns about chemical storage and upkeep at the Gearhart by the Sea maintenance office (which had been requested by an owner) ultimately voting against conducting an inspection after Paul and Richard assured them that proper safety protocols, etc were in place.

### **Elevator and Pool Update:**

The board discussed two main topics: elevator maintenance and pool funding. Paul reported ongoing efforts to find a new elevator service provider after learning about potential price increases from the current vendor. The Pacific View Board approved a pool financial plan, which calls for \$2 per month per unit (for Palisades and Surfside) increase for 5 years accompanied by contributions from GBTS rental units. It would be effective at the start of the 2026-2027 fiscal year. Tom will contact the other HOA Boards to verify that this will be ok. Scott will bring up the possibility of implementing a 2% fee on rental stays at the March meeting, with Paul to provide specific revenue projections for this approach.

### **Landscaping Improvement Plans:**

The Board discussed a landscape committee proposal for a \$6,600 gravel patio and walkway project, which would be considered for the September budget discussion. Margy presented plans to improve the elevator entrance area with a \$500 budget and Tom offered to help with raised bed construction and cleaning up beams.

### **Building Maintenance:**

The Building Committee sent out an email/questionnaire to all owners on 2/25/26. Board would like input from owners on projects or issues they are having with our building. Several owners have already responded.

Ethel asked if the HOA does an inspection/walkthrough of our property – mainly regarding clutter in our parking area and items in our community storage that seem to have be forgotten by owners. Tom and Ethel will walk the property and see what needs to be addressed.

## Next steps

- Ethel: Catch the lawn crew next week to show them the pine tree that is at the northwest end of our lawn area and ask for a quote to trim (not remove) the tree.
- Paul: Get a time and material estimate from Pacific Construction (or similar local company) for using a vacuum truck to clear the pool drain line and submit it to the board.
- Paul: Have maintenance crew do a quick dig with a shovel near the pool drain line to determine where the 4-inch pipe is located before deciding on next steps (e.g., camera inspection or upgrading to 6-inch line).
- Paul: Obtain quote from Mike Bates (or other vendor) for custom fire doors and door closers for stairwells, including stainless steel hinges, and forward to the board.
- Paul: Ask Mike Bates to include a quote for heavy-duty door closers on the new fire doors.
- Paul: Get a revised bid for seal coating only the exposed asphalt areas (not under the building) and explore group pricing with other HOAs for potential cost savings.
- Paul: Forward the new seal coating estimate to the board for review and possible email approval.
- Paul: Advise Linda to neaten up the maintenance office.
- Scott, Paul, Tom: Meet before the March meeting to discuss specifics and numbers for a possible percentage-based fee on Gearhart by the Sea rentals (e.g., 2% of room revenue) and bring a proposal to the board.
- Paul: Provide Scott and Tom with estimated revenue numbers for a 1-2% fee on Gearhart By the Sea room revenue.
- Gary, Tom, Ethel: Walk the decks to identify and inspect soft spots and report findings to the building committee.
- Ethel, Tom: Walk around the property to identify items stored in parking spots or common areas that appear abandoned or in disrepair and prepare a list for owner notification.
- Board: Send a friendly reminder to all owners to remove abandoned or unused items from parking spots and common storage, with notice that unclaimed items will be disposed of if not retrieved.
- Ethel: Edit and prepare meeting minutes/notes for board review and possibly posting to the website.
- Margy, Ethel: Begin sprucing up the elevator entrance area in March, including painting and installing cabinets, bench, and mirror, and consider options for future wall treatment.
- Tom: Assist Margy/Ethel with building additional raised garden beds as needed.
- Clean up unused beam material from raised bed construction this spring.
- Building Committee (led by Paul and others): Investigate the condition of the deck carpeting and underlying structure, especially in areas reported as soft, and report findings to the board.
- Paul: Look into obtaining a plumbing system inspection/assessment to determine condition and needs of building drain lines and report to the board.
- Margy, Ethel: Include the proposed gravel patio project in the next fiscal year budget for discussion/planning (target: September 1 budget cycle).