Pacific View HOA Annual Meeting
October 24, 2026

Call to Order – Tom Chisholm (HOA President)

Roll Call – Ethel Marshall (HOA Secretary)

Present: Units: 469, 472,474,478,482,486,488,489,491,493 (10)
Via Zoom: Units: 468,477,480,481,490,492 (6)
Via Proxy: Unit: 483 (1)
Quorum Met – Total of 17 Homeowners

Approval of Minutes of prior year - approved by Mark Farrell, OT Millsap

President's Comments – Tom Chisholm

New owners to Pacific View: Pamela Paetzhold (467) and CJ's House, LLC (470)

Treasurer Report – Richard Bertellotti (HOA Treasurer)

$107,000 in general fund
$198,000 in reserve fund

The board proposed increasing the monthly assessment to $850, which included a 2.2% increase to the reserve fund. A significant portion of the meeting was a debate between owners and the board about the reserve fund strategy. Some owners argued that the monthly dues were too high compared to other condos and suggested using more special assessments for large projects. The board defended the reserve fund to avoid large special assessments and to maintain the building's marketability.

To augment pool funding, it is estimated $17,000 of new revenue will come from a fee on GBTS rentals (2%). Also, the other HOA's that use the Pacific View pool will contribute an additional $2 per unit per month. This gives us an estimate of roughly $1600 more annual income.

$25,000 was approved by owners for painting of East side rails – quoting for work in progress.
$20,000 was approved by owners for Pool House windows ($9,000) and painting ($5,000) with an extra $6,000 for unforeseen costs.
Note: Pacific View payments are handled as such: GBTS receives invoices. They are sent to the HOA Treasurer for approval. Back to GBTS for payment. The HOA Secretary (Ethel Marshall) is reviewing the Monthly Distribution Report and the Monthly Owner Statement as a double check on invoicing, etc.

Annual Audit was waived (60% quorum was met)

Pool Committee –

Some repairs are needed to the pool house (see Treasurers report for details). Installation of a new secure door system requiring card keys was done.

Landscape Committee -

The landscape committee reported on edging, mowing, and other improvements (elevator area on ground floor i.e. paint, library and new bench and a new gravel patio). Upcoming projects for this year will be additions to the patio i.e. seating, fire pit, and a couple of raised beds. Several owners would like to have the tree trimmed in the back of property. Paul will get a quote from the company that does trimming at Gearhart House.

Building Committee -

The group discussed building maintenance issues including deck membranes (bubbling), lighting inconsistencies (light bulb types), and the need for chimney cleaning scheduled for December. Owners should send pictures of their decks if they have a concern on the new deck membranes……

Election of Directors - Mark Farrell was elected for another 3 years on the HOA Board.

NEW BUSINESS -

Security –

Regarding a security incident where an intruder entered a unit, the board and owners discussed recommendations including the practice of locking doors when leaving your unit, installing ring doorbells, and potentially forming a security committee, though it was decided at this time against adding cameras to the building exterior. Also discussed – GBTS to provide a monthly report to owners on security incidents, have employees be background checked, GBTS office staff be more diligent in requiring ID when handling out unit keys.

Meeting was adjourned at roughly 12:30pm