Pacific View Executive Board meeting

October 12, 2026

All members were present

(Notes were issued by Zoom AI

Edited by Ethel Marshall, Secretary)

Recap:

The Pacific View Condominium Association board held a pre-homeowners meeting to discuss preparations for the October 24th homeowners meeting and address various association matters. The board reviewed the agenda items including roll call procedures, approval of last year's minutes, treasurer's report, and committee reports from the pool, landscape, and building committees. A significant discussion centered on whether to increase the monthly reserve fund assessment from $359 to $367, with a majority voting in favor of the 2.2% increase to align with inflation and maintain proper reserve funding. The board also addressed a recent security incident where an unauthorized person entered a unit, discussing the limitations of current security measures and the role of the night watch person provided by the management company Gearhart by the Sea. They decided to send a general email to all owners reminding them to lock their doors and consider installing doorbell cameras for additional security.

Next steps:

Paul

- Research the plumbing inspection options, including coordinating with Gearhart House's infrastructural review and getting a sample of the drain line during a future remodel
- Review the pool building window replacement quote and check if it includes trim replacement. Research masonry sealer/paint products for the pool building and determine if the Gearhart by the Sea crew can apply
- Send out the Zoom link for the homeowners meeting along with the minutes from last year, the proposed budget, and financial statements as a package this week.

Tom

- Put the pool building project (windows and painting) to a vote at the homeowners meeting for an approved spend of $25,000.
- Write and send a general email to homeowners about the recent security incident, reminding them to lock their doors and suggesting doorbell cameras.

Summary:

Homeowners Meeting Preparation Planning

The board met to discuss preparations for the upcoming homeowners meeting on October 24th. They reviewed the agenda items, including roll call and proxy certification, which would be handled by Ethel as secretary. The team also discussed proof of meeting notice, with Paul confirming he would verify the notice was sent out on the required date.

Project Budget and Planning Discussion

The group discussed budget allocations for various projects including railing and post painting, and pool building. They explored options for a plumbing inspection, with Paul suggesting waiting for the Gearhouse review or finding an independent company to conduct the assessment. The group agreed to postpone the plumbing inspection for one to two years to potentially take advantage of combined assessments with Gearhouse and wait for a better deal.

Condo Reserve Fund Increase Discussion

The board discussed the current financial situation, with $200,000 in reserves and plans to spend about half of the income this year. They agreed to increase monthly dues from $842 to $850, with $367 going to the reserve fund, representing a roughly 2.2% increase. Richard explained that this increase was necessary to maintain adequate reserves and meet banking requirements for condo financing.

Community Maintenance and Budget Updates

The meeting covered several key topics including the annual audit waiver, pool maintenance improvements, and landscape committee updates. Richard explained that an audit would cost $7,000-$15,000 and wouldn't provide significant value, while Tom reported progress on pool door replacement and plans to increase non-renter contributions from $20 to $30 per unit annually over five years.

Pool Building Exterior Repairs Discussion

The group discussed needed repairs to the pool building's exterior, including addressing dry rot, windows, and painting. They agreed to seek approval from ownership to spend around $25,000 on pool building.

Condo Cable TV Opt-Out Discussion

The board discussed whether to allow individual condo owners to opt out of the cable TV service. Paul explained that the current system serves 189 units (4 HOA’s) with a group contract, and while some owners don't use TV, the majority still do. The board concluded that removing cable TV for some owners while

keeping it for others would create too many complications with billing, contract obligations, and future ownership changes. Board concluded that TV service contacts require all units from Pacific View to pay the same rate, making it impossible to discontinue service for individual units.

Pacific View Security Incident Discussion

The group discussed a security incident where an unknown person entered a unit at Pacific View, though no theft or injury occurred. Personal security is the responsibility of unit owners. The Board agreed to send a general email to homeowners reminding them to lock their doors and consider security measures like doorbell cameras. The board also addressed a resident's threat to withhold monthly fees, confirming that such actions violate the bylaws and that proper procedures exist for handling unpaid dues. Paul noted that the night watch person is not a security guard but an unarmed minimum wage employee who can call 911 in emergencies. Board discussed adding cameras to the property and to make sure all lights on the property are functioning. Will ask at the yearly meeting if anyone is interested in forming a Security Committee, with Mark offering to be on the committee.