

**PACIFIC ISLAND VIEW HOA  
BOARD OF DIRECTORS MEETING**

**November 8, 2004**

The meeting was held at 1013 Inspiration Way, Ventura, CA. In attendance were Brendan Pegg, Don Crater, Ed Ruckle, Luke Jensen, from Sunrise Tree Service, Al Vito, owner of the Hawaiian Gardens and his agent, Michael Dorff, Larry Markworth, Sue Pollack and Beverly Fraser.

Mr. Vito, Mr. Dorff and Luke Jensen were at the meeting to discuss removal of the eucalyptus trees on our mutual properties to eliminate the fire hazard the trees present, unblocking views and, for the Association, elimination of debris in our drainage ditch caused by these trees. Don expressed concern regarding items being thrown down onto the roofs from the Hawaiian Gardens and wanted something in writing from Mr. Vito to the effect that he will take financial responsibility for any damage done to our properties originating from his property. Mr. Vito agreed to provide a letter to that effect.

Luke's estimate for the cost of the removal would be \$1,000 per day for a crew of six men and agreed to complete the work as quickly as possible. He will, also, haul away the wood. Larry Markworth and Sue Pollack had agreed to contribute \$300 for this work, which would improve their view. Additionally, there is a lot of debris to be cleared away from the rear of the East end of our property, which will be handled at the different time.

The Board agreed to enter into the contract with Luke, with the total charges shared equally by Al Vito and the HOA. Luke will send individual bills reflecting half the total. Luke will begin work on November 16, 2004. At this point, the concerned individuals left the meeting and only the Board and Ed Ruckle remained.

The minutes of the annual and last Board meeting were approved as read. Brendan stated that he has established a home page for our web site and received Board approval to go ahead and implement it. He will be sending us emails with the home page displayed for approval or fine-tuning.

Don stated he was very pleased with the work being done by the Handyman Connection and he has replaced the parking sign requested by Linda Peterson.

The meeting adjourned at 8:50 p.m. with the next meeting set for December 7, 2004, 1013 Inspiration Way, 6:00 p.m.

Read/Approved 12-7-04

Respectfully submitted,

  
Beverly A. Fraser  
Secretary/Director

**PACIFIC ISLAND VIEW HOA  
BOARD OF DIRECTORS MEETING**

**December 7, 2004**

The meeting was held at 1013 Inspiration Way, Ventura, CA. In attendance were Brendan Pegg, Don Crater, Ed and Ann Ruckle and Beverly A. Fraser. The minutes of the last meeting were approved as read.

The Board unanimously agreed to hire Sunset Tree Service to cut down and remove debris at the East end of the property. Additionally, the Board reviewed the letter submitted by Al Vido, Hawaiian Village owner, which was requested by the Board at the time of the mutually-shared tree removal. It was agreed by all that the letter met the Board's request for Mr. Vido's stating responsibility for damage that might be done to PIV properties due to anything thrown from the Hawaiian Village now that the trees are no longer hiding the Association's property.


The Board has also received a letter from Commercial Grounds Maintenance reflecting the change of ownership, outlining how their accounts will be administered and the additional employees hired to serve us.

Regarding the new Association web site, Brendan stated he scanned part of the bylaws and CC&R's and will do the same with the Rules and Regulations, all of which will be posted on the web site. Meeting minutes will also be on the web.

Don agreed to check on the change in water pressure, which has been noticeable over the past week. It was agreed by the Board that letters will be sent to the appropriate owners regarding removal of architectural details not approved by the Board as well as an ongoing parking problem.

The meeting adjourned at 7:45 p.m. with the next meeting set for January 10, 2005, 1013 Inspiration Way, 7:00 p.m.

Respectfully submitted,

  
Beverly A. Fraser  
Secretary/Director

Read/approved: 1-10-05