

**PACIFIC ISLAND VIEW HOA  
BOARD OF DIRECTORS MEETING  
April 11, 2005**

The meeting was held at 6:00 p.m., 1013 Inspiration Way, Ventura, CA. In attendance were Brendan Pegg, Don Crater, Ed and Ann Ruckle, Nancy Fox Hernandez, Linda Peterson, Ed Campbell and Beverly A. Fraser. The minutes of the last meeting were approved as read.

Brendan informed the group of the theft of camping equipment from his car, which was parked in his guest slot. Owners and tenants need to lock their cars and close garage doors. Brendan will post this information on the HOA's website. Additionally, the rules regarding trash barrel pick-up needs reiteration; there a number of people who bring barrels down or up at inconsiderate hours.

The Board had received a letter from the landscape maintenance firm regarding sprinklers near Linda Peterson's unit. Beverly will contact the firm regarding the fact that their charges include items already part of our contract with them.

The owner of 1009 Inspiration has requested that a replacement board in her stair landing be painted as well as the board next to it leveled. Don was asked to see that our handyman does so. Don did say that we are out of extra paint, which is why the board had not been painted at the time of repair.

Ed Campbell has noticed that water from the downspout at the rear of Linda Peterson's property is washing down directly onto the ground and causing erosion. Don will take a look at this as well.

At this point, realtor Phil Ranger joined the meeting to make a presentation on behalf of one of his clients, who is considering buying property near the Association, and wishes to explore the possibility of the HOA allowing Inspiration Way to be extended westward to accommodate a few apartments. It was the general consensus of the Board that this would not be feasible and would open the door to more problems that it would be worth.

Ms. Fox-Hernandez asked the Board about the spa and expressed interest in having it reopened. She agreed to compose a letter to all owners, which will be reviewed by the Board prior to being sent. She was informed that this would entail an increase in dues due to insurance and maintenance. The spa was originally closed off because of a lack of use and abuse of hours and noise by those few who did use it.

Discussion followed on stair/deck replacement. It was learned that there is a problem finding firms who will work for condo/townhouse Associations. They are afraid of being sued. Further research is necessary.

The time has come to paint all the buildings and Ed Campbell said he would talk Mike Peterson about submitting a bid. Mike did our last painting job, with which we were satisfied. Ed

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suggested doing the painting on a rotating basis so it is an ongoing maintenance project. The schedule for a rotating basis would have to be established after we complete this job.

There being no further business, the meeting adjourned at 7:25 p.m. with the next meeting set for May 16, 2005, 1013 Inspiration Way, 6:00 p.m.

Respectfully submitted,



Beverly A. Fraser  
Secretary/Director

Read/approved: 5-16-05