



**PACIFIC ISLAND VIEW HOMEOWNERS
ASSOCIATION
BOARD OF DIRECTORS
MONTHLY MEETING**

18 JULY, 2011

1. Call to Order

Meeting called to order at 7:06pm.

In attendance were: Robert Taylor (President), Linda Peterson (Vice President), Brian Catanach (Secretary), Kathy Crater (Treasurer), Don Crater, Art Racklin and Beverly Fraser.

2. Approval of Past Meeting Minutes

The previous board minutes will be written up from meeting notes taken from Robert and Linda. *Post meeting: minutes were written, approved, and delivered to Kathy a week later to be added to the monthly dues.*

3. Financial

The PIV HOA bank balance is ~ \$124,000 in reserve.

4. Old Business

The items for discussion were exterior painting, steps and railing repair, termite inspections, property management, the mailbox, and landscaping. Repair of the stairs at 989/991 by David Nicodemus was approved by the Board. Getting a termite inspection at 1015 was also approved.

Exterior painting. Bids came in from Navarro Decorative Finishes (NDF) and Mike Patterson painting Inc. The Board agreed to hire NDF to paint the paneling, steps and all trim work. The stucco was deemed to be in good shape. *Post meeting: on further inspection it was agreed by the Board to also paint the stucco.*

Linda introduced a new paint scheme to all the meeting attendees. This "new look" would have each unit a different color from its adjacent neighbor but all the trim from unit to unit would still match. It seems that everyone present liked the idea and the color options, so we decided to present the new look at the annual meeting so that the owners could see the options introduced. The Board felt that the painting needed to start and it would take too long to gain concurrence from the owners on what colors should be used for the new look.

Property management. We discussed hiring AMS Property Management Co. to handle the financial aspects of the HOA. The cost would be \$270 per month. The plan would be to bring them on full time to handle all HOA tasking, if management has been satisfactory and there is concurrence from the Board after discussing with the owners at the annual meeting.

Mailbox. Robert has found a company online that has well priced stanchions for a total of \$170. The Board will circulate our proposal for bids to repair the mailbox. The light sensor at the mailbox is not operating correctly and will be investigated.

Landscaping. Beverly spoke with Pacific Landscaping about submitting a bid for the entire property. Beverly intends to have them come out the following Saturday and they will do a walk through.

5. New business:

1001 Poli. There was a water leak, in the kitchen wall, at 1001 Poli. Pinpoint Leak Detection located the leak. Linda has been in communication with Dorothy Mills (owner) and our insurance company. After review of our policy the Board does not believe that an interior leak is covered by our HOA insurance, or at least it was never valid in the past. *Post meeting: after review of our HOA policy on our website, Allstate Insurance indicated that the claim submitted is valid. The total cost and deductible are pending.*

6. Meeting Adjourned

The Board meeting concluded after 8:30pm.

The next Board meeting will be held on Tuesday 9 August, at 7:00pm, at 987 Inspiration Way.

Respectfully submitted,

Brian K. Catanach
Secretary

Read/approved: _____