



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

8 MARCH, 2011

1. Call to Order

Meeting called to order at 7:05pm

In attendance were: Robert Taylor (President), Linda Peterson (Vice President), Don and Kathy Crater, Brendan Pegg, and Art Racklin.

2. Approval of Past Meeting Minutes

Last month board minutes approved.

3. Old Business

Finance report: None currently available. Search for new bookkeeper is progressing.

Robert Taylor notes that outgoing bookkeeper Ed Ruckle provided the Board with his working files for bookkeeping in readable format. Ed has kept books for many years on a Macintosh computer using Quicken. Two accountants the Board has spoken to both recommend using a product like Quickbooks (that allows double entry accounting and much broader ability to generate reports) for bookkeeping in the future. The Board is assessing feasibility of different options for new bookkeeping.

Kathy Crater, acting Treasurer, discussed checks and check signing authorization: PIVHOA checks require 2 authorized signatures. For many years that has been Beverly Fraser and Ed Ruckle. Kathy Crater who has been in possession of PIVHOA checks, is also authorized to sign on the account. The new/current BOD for PIVHOA need to be authorized as signatories by Rabobank, who will do so when presented with official board minutes (or other signed declaration) indicating the names of the BOD as stated herein. The BOD commends Kathy for her work. She has agreed to continue to serve as Treasurer for at least the short term.

It is resolved by the Board that Ed Ruckle and Beverly Fraser will be removed from the list of authorized signatories on the PIVHOA checking account. The new list of authorized signatories shall include Kathy Crater (Treasurer), Robert Taylor (President), Linda Peterson (Vice President), and Brian Catanach (Secretary). New signatories shall go to Rabobank and become authorized at our earliest convenience.

Don Crater provided the Board with a current list of contractors with whom PIVHOA has done business for maintenance and other operations tasks.

Kathy Crater noted that Weeks Construction, our former contractor for roofing dissolved when the partners retired. PIVHOA has since employed Precision Roofing to handle all roofing repairs and found their performance to be satisfactory.

We discussed our HOA's ongoing efforts to identify a cost effective way to update our CC&Rs and Bylaws to bring us into compliance with current law. It is suggested that most of the text for our updated HOA enabling documents could probably be acquired by boiler-plateing from other HOAs or from an approved template and that there might be less expensive ways to do this than by hiring an attorney. It is suggested that the right property management company might be able to help us with these tasks.

Linda Peterson related some of her findings from extensive research into local property management companies that she and Susan Boynton undertook two years ago when they served on the Board.

4. New business:

Brendan Pegg says it is time to pay for a host for PIVHOA's website. He describes the history of PIVHOA's website, which dates to 2004 when Brendan served on the Board. He designed the page using FrontPage software, and found the least expensive host available. We use the URL PIVHOA.info because PIVHOA.org was already held by a group that wants an exorbitant sum for its use. When the host we were using folded, Brendan negotiated a 2 year deal with HostMonster for \$190 (= \$7.91/ month). The Board approved reimbursing Brendan for this out of pocket expense. We discussed expanded uses of our website, to improve communication within the HOA and make various legal and business documents conveniently available on demand for all.

Art Racklin wants to see something better occupy the site of the current eyesore by the mailboxes that was once a spa in the very early years of the association and has stood unused for close to 25 years. He proposes that we remove the cage-like steel fencing and put a planter where the spa cover currently sits. He has discussed design ideas with Renato Santizo, who also is very interested in upgrading our common area at that location. The Board encourages Art and Renato to come up with a design proposal and present it at a future board meeting. Art suggests that Renato's skills as a designer will help with that task and promises to get back to us with a more detailed proposed design.

5. Meeting Adjourned

Board meeting concludes at 8:25pm